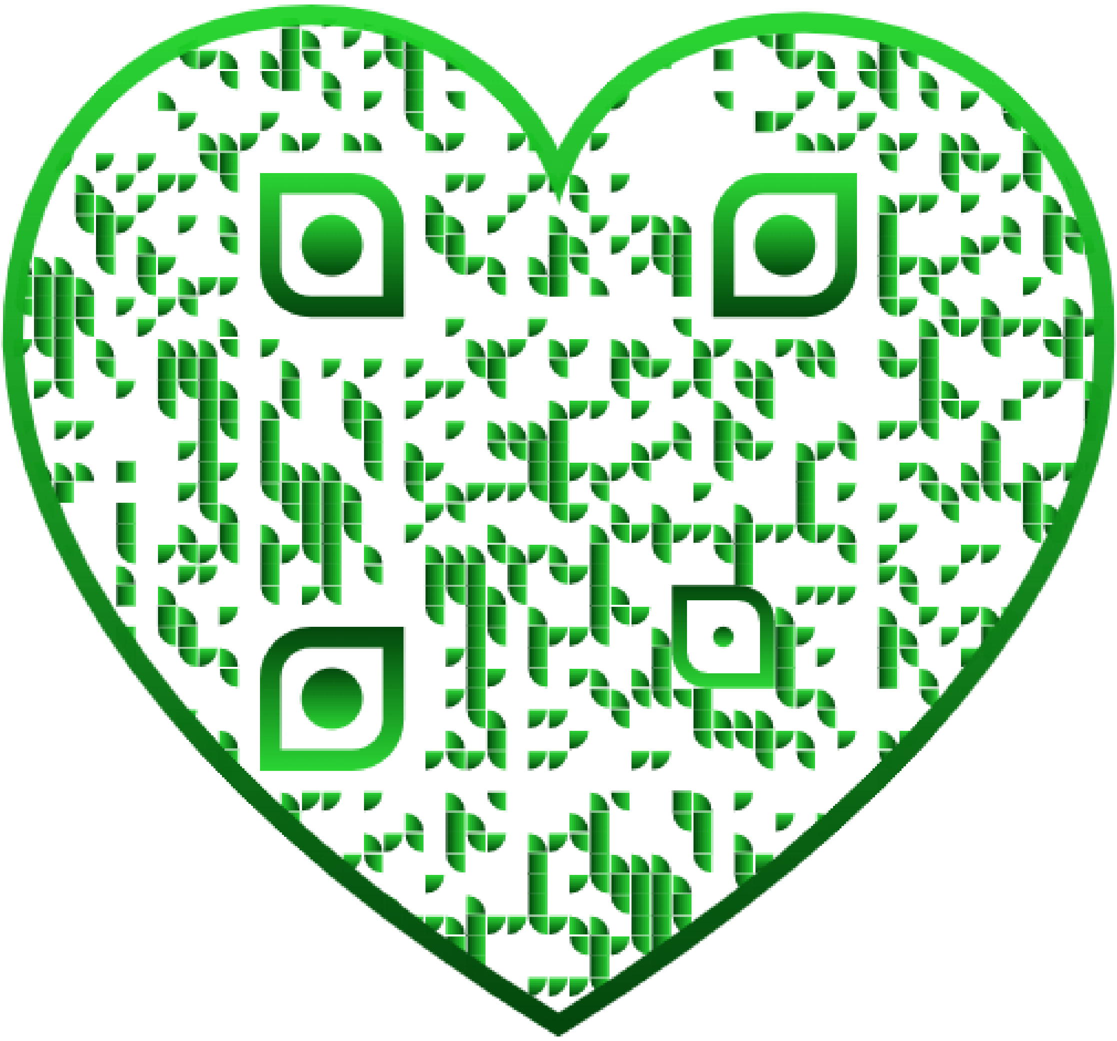
home beautiful

VOLUME ONE

# BEAUTIFUL BUILDS

130+ *pages of*
NEW HOME INSPIRATION



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HAMPTONS

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> *Renovating or rebuilding* allows owners to put *a personal spin* on their home and haven

*Styling (cover) Lucy Gough. Photography (cover) Simon Whitbread. Photography (opposite) Louise Roche.*

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# *Beautiful* BUILDS

THE DECISION TO RENOVATE OR REBUILD can be a highly complex and deeply personal one. For many homeowners, the original architectural charms might be what draws them to buy their home in the first place, and renovating allows them to retain and refine all of that character. In other cases, a home's list of negatives might outweigh any positives, and it's almost easier to demolish the lot and start from scratch. Renovating is a (sometimes) quicker and more economical option, where structural changes are limited and cosmetic improvements prevail, while building allows you to design the home to your unique specifications, but can take longer and comes with a considerable list of choices to make. The inspired renovations and beautiful builds in this special issue delve into the thought processes behind each of the finished outcomes. All of the owners – renovators or owner builders – agree on one thing: the secret to success is choosing the right team of people to help bring your vision to life. Architects, builders and interior designers can all prove invaluable in ensuring a seamless and rewarding dream-home journey. Enjoy! >

Words **Stephanie Hope**

*Photography Louise Roche.*

*Spanning three storeys, Nicola and Nick's home features a minimalist facade of plaster, steel, timber and tile softened by star jasmine. "We love the size of our windows and all the greenery surrounding them. Our guests have referred to it as feeling like they are in a treehouse," says Nicola.* >

*Actual paint colours may vary on application.*

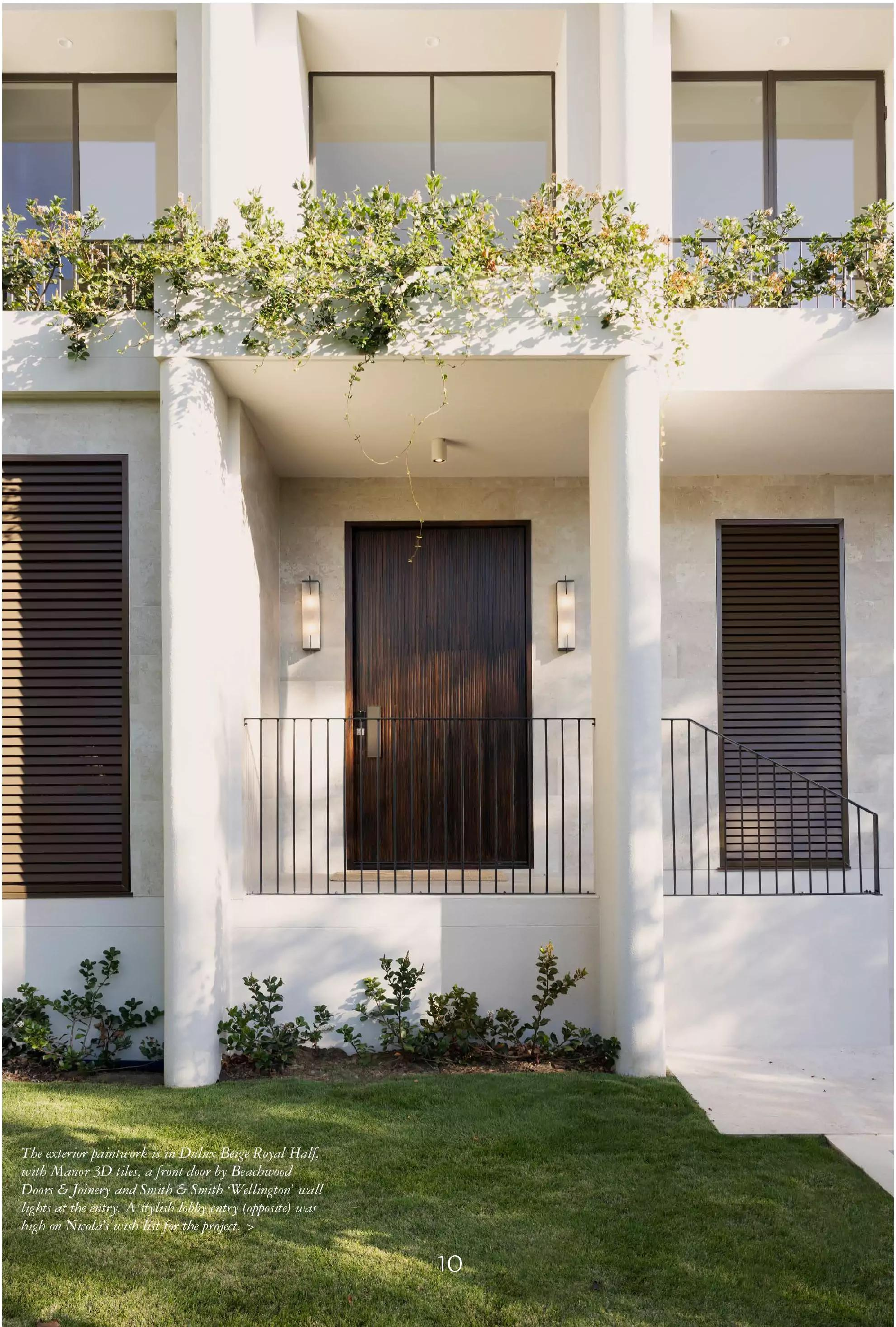
## 1

# triple threat

### Spread over three levels, this *stylish new build* is designed to *capture the surrounding views* and enhance family life

AN "UGLY, '80S, DARK AND DINGY BRICK HOUSE" was not high on Nicola's wish list when she and her husband Nick were looking for a home to buy in Brisbane. But at Nick's insistence, she went along to the open inspection and was instantly enamoured with the property's views over the Brisbane River. The house itself left a lot to be desired. "There were tiny rooms everywhere and it was a rabbit warren. I didn't think there was anything to salvage and in short it was just easier to start again," says Nicola. The couple lived in the home with their three children for five years before embarking on a knockdown rebuild, which they project managed themselves in collaboration with Creative Space Custom Joinery. "As the kids were getting older, we really wanted them to have their own space and for us to have ours," says Nicola. Having lived in Sydney at various points in their lives, the couple took inspiration from the traditional terraces that line the streets of its inner-city suburbs. "We knew a replica would look out of place in Queensland so we modernised it while trying to keep the essence of a terrace house," Nicola adds. She also opted for an unconventional layout that placed the kitchen and living spaces on the top floor, while the teenagers tend to occupy the middle floor with the rumpus, kitchenette and pool. A showstopping circular staircase connects all three levels, while the stylish ground-floor lobby entry "is the one space that remains tidy", Nicola shares. "We wake up each morning so grateful and happy with our choices and where we live. We have everything we could have dreamed of in this house. It makes me happy everywhere I look!"

Words **Stephanie Hope** Photography **Louise Roche**



*The exterior paintwork is in Dulux Beige Royal Half, with Manor 3D tiles, a front door by Beachwood Doors & Joinery and Smith & Smith 'Wellington' wall lights at the entry. A stylish lobby entry (opposite) was high on Nicola's wish list for the project. >*

“It’s nice *when you first walk in* that there is *one space* that remains tidy”

*Stone tiles from the outdoors are repeated in the lobby for a smooth transition, while an 'Axel' travertine console from Casa Blanco is topped with Freedom 'Asha' wall mirrors. The spiral staircase (opposite) makes a sweeping statement, consisting of oak treads, rendered walls and steel banisters. >*

*With views over the river and past a heritage-listed forest of alpine trees, the top floor kitchen is one of Nicola's favourite spaces. There are two islands – one for cooking and the other for meals – topped with cream limestone. 'Stuttgart' counter stools from Coco Republic are tucked into the dining island.* >

# BUILDING TIMELINE

FEBRUARY 2018
PROPERTY PURCHASED

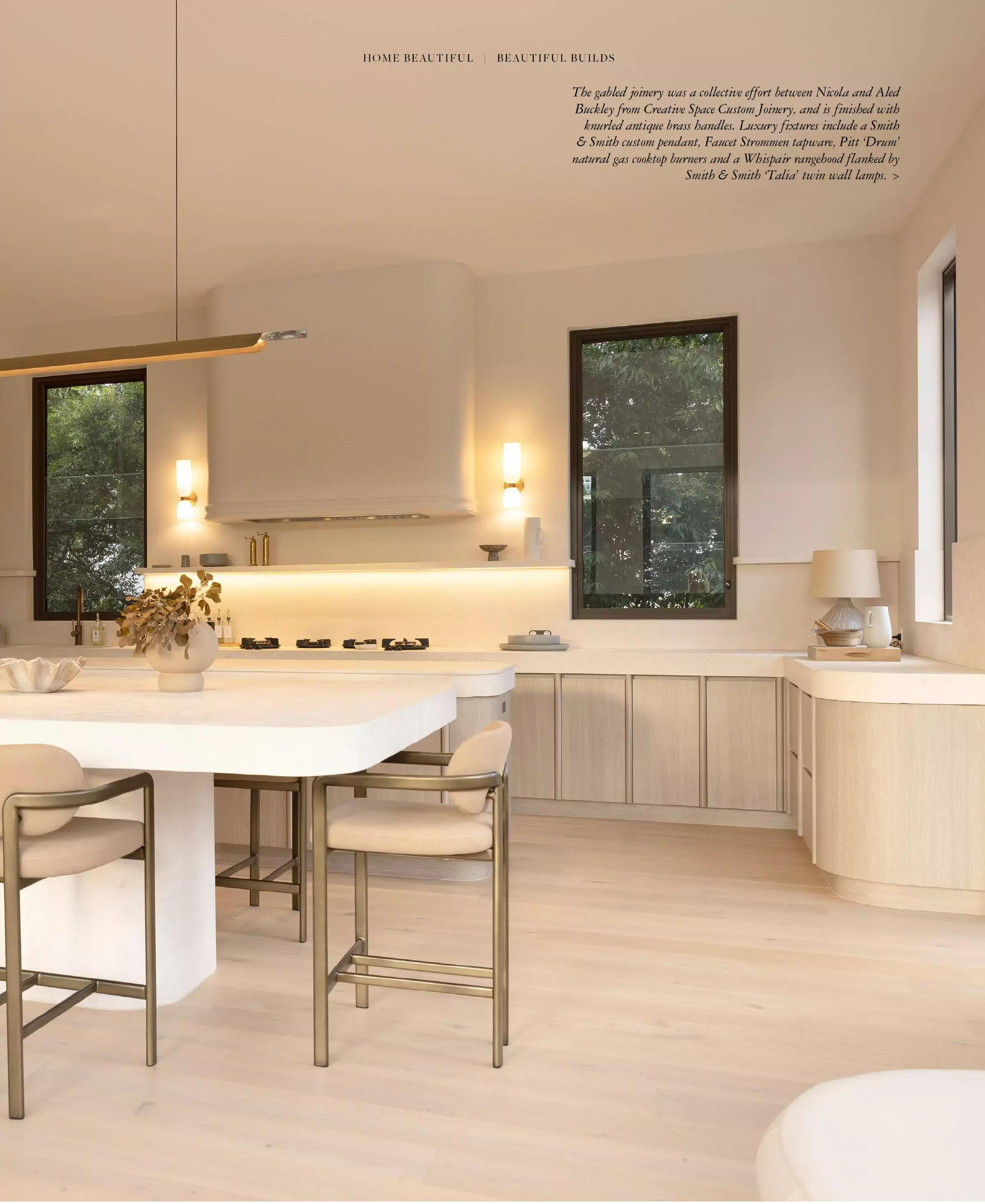
MAY 2023
PLANS SUBMITTED
TO COUNCIL

AUGUST 2023
PLANS APPROVED,
DEMOLITION BEGAN

SEPTEMBER 2023
BUILDING BEGAN

SEPTEMBER 2024
GARDEN PLANTING
BEGAN

DECEMBER 2024
RENOVATION COMPLETE



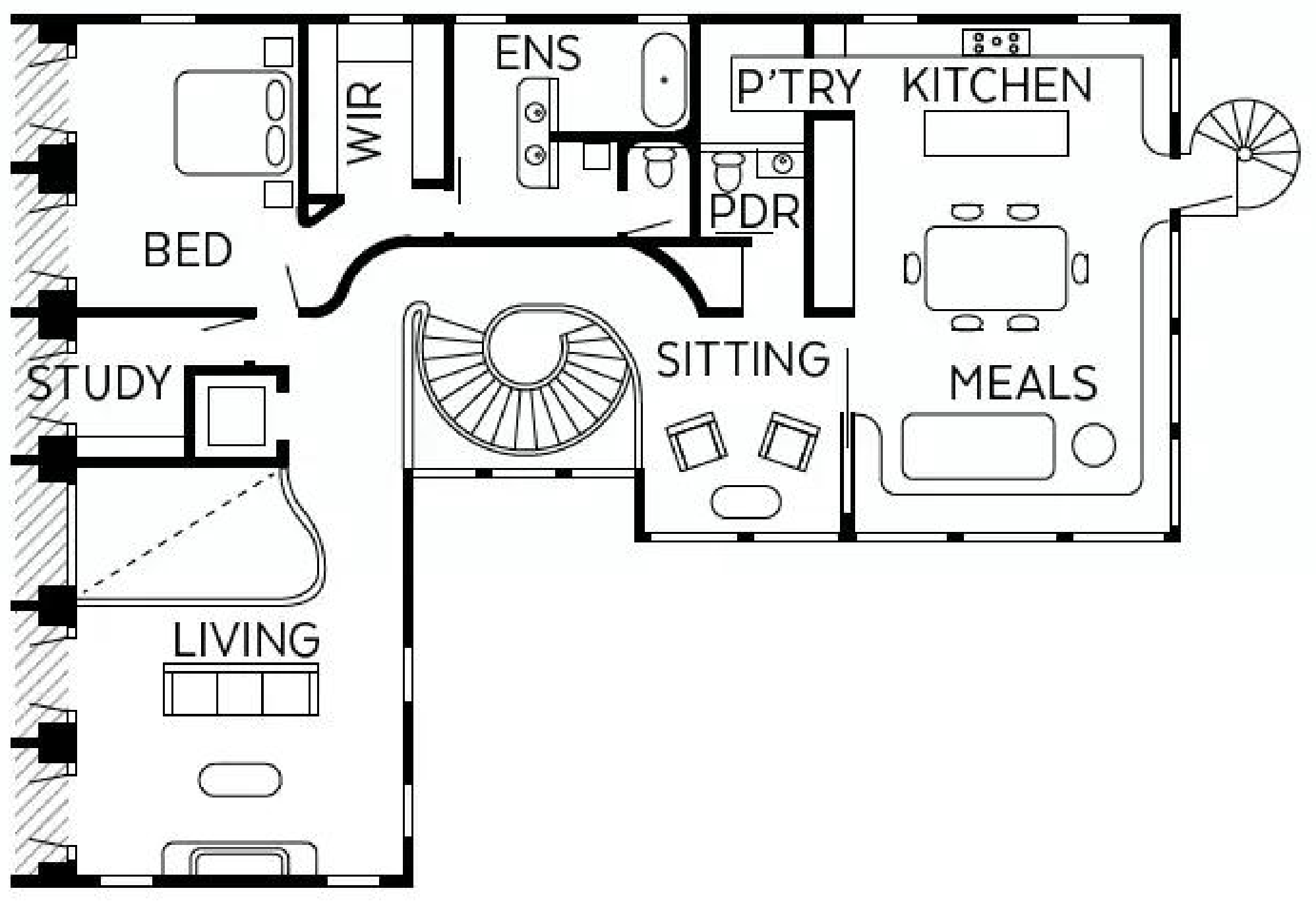
*The gabled joinery was a collective effort between Nicola and Aled Buckley from Creative Space Custom Joinery, and is finished with knurled antique brass handles. Luxury fixtures include a Smith & Smith custom pendant, Faucet Strommen tapware, Pitt 'Drum' natural gas cooktop burners and a Whispair rangehood flanked by Smith & Smith 'Talia' twin wall lamps. >*

Art in Residence
EIGHT HOMES CLEMENTS DESIGN

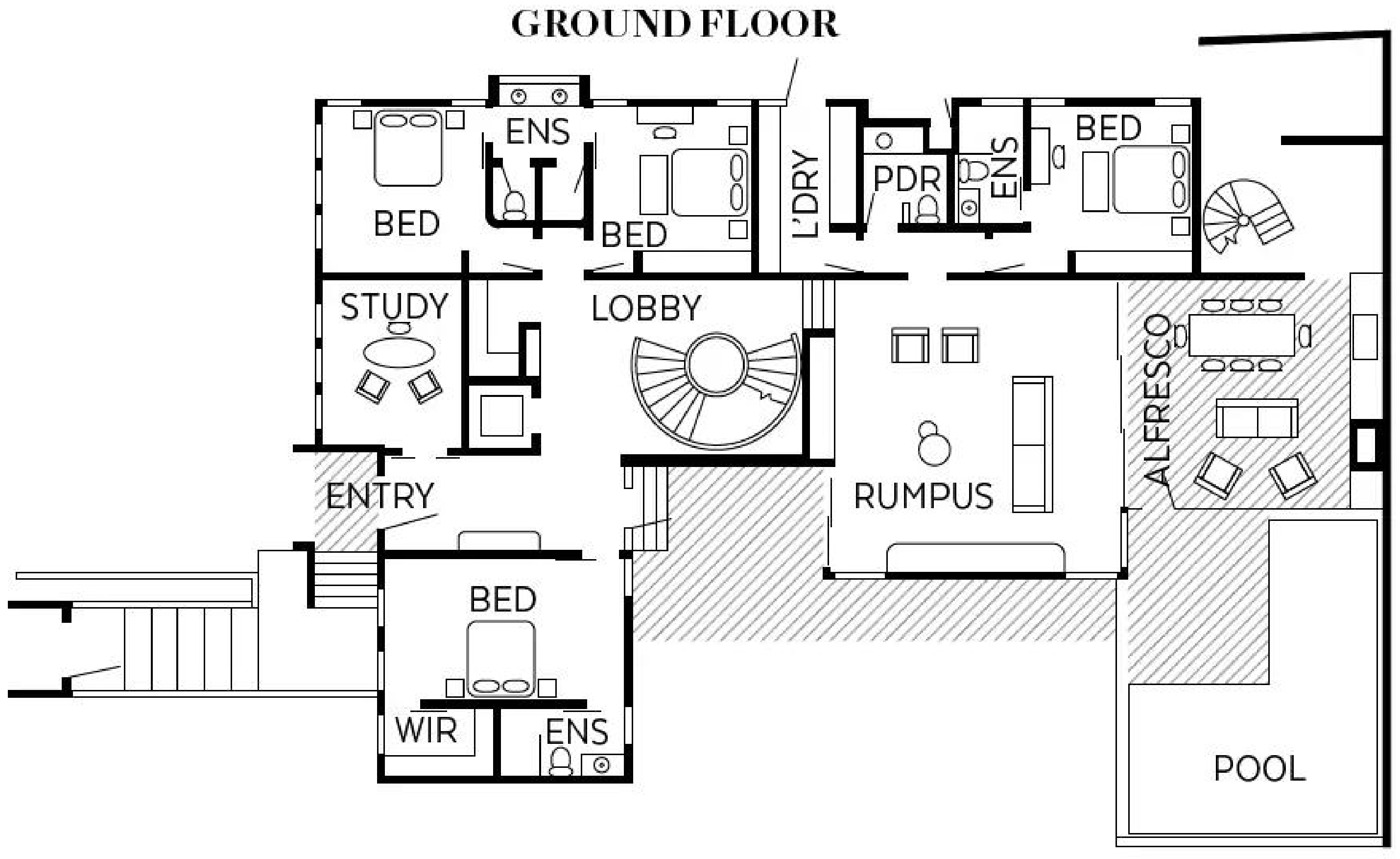
*The couple's upstairs sitting room includes a fireplace and television. "We found in winter that it's the best place to sit to get the morning sun," says Nicola. Cosy selections include the Freedom 'Cabarita' extra-long sofa and the 'Mt Somers' rug, 'Montmarte' occasional chairs and 'Bowie' coffee table, all from Coco Republic.*

## FLOOR PLAN

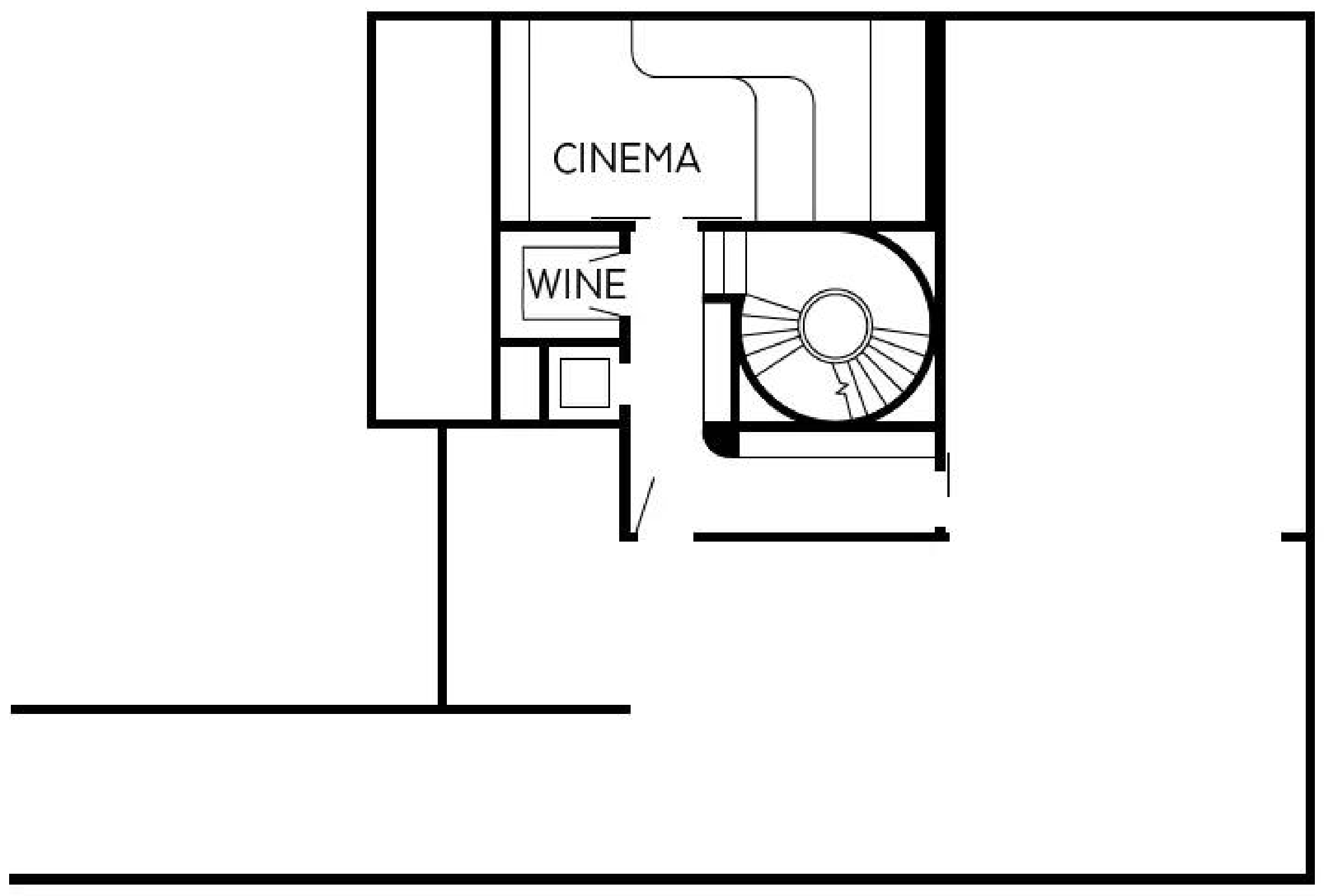
### FIRST FLOOR


BED
WIR
ENS
P'TRY
KITCHEN
PDR
SITTING
MEALS
STUDY
LIVING

### GROUND FLOOR


ENS
BED
BED
BED
L'DRY
PDR
ENS
BED
STUDY
LOBBY
RUMPUS
ALFRESCO
ENTRY
BED
WIR
ENS
POOL

### LOWER GROUND FLOOR


CINEMA
WINE

*The couple's bedroom is a cosy haven featuring 'Camden' bedside tables from Coco Republic and curtains in 'Burano' natural linen from Warwick Fabrics. Nick and Nicola's bathroom (opposite) features Manor 3D wall and floor tiles and Faucet Strommen tapware. Smith & Smith 'Vienne' alabaster wall lights illuminate the vanity.* >

HOTELS
EIGHT HOMES CLEMENTS DESIGN

*The stylish rumpus (this page and opposite) is a comfy hangout for Nick and Nicola's three children and their friends, complete with a leather 'Marabel' lounge from Nick Scali and 'Veneta' marble coffee table from Coco Republic. The chillout zone opens to the pool area. >*

*The powder room repeats materials and fixtures used elsewhere in the home, from the Manor 3D tiles to the Faucet Strommen tapware and the Smith & Smith 'Vienne' wall lights. Luxurious 'Sven' wool carpet from Signature Floors was used in all the bedrooms (opposite).* >

*The alfresco kitchen, living and dining space is perfect for relaxing outdoors, arranged with Freedom 'Ataman' sofas and armchairs and King Living 'Luna' outdoor chairs to enjoy views of the pool and trees beyond. A 'Plateau' sun lounger from King Living is the perfect finishing touch. >*

“We wake up *each morning* so grateful and *happy with our choices* and where we live”

## 3

## finer details

**STAIRCASE** The sweeping staircase (top left) in oak, rendered plaster and steel connects all three levels of the home.
**BATHROOM** Manor 3D wall and floor tiles, an Artemis V-groove fluted bath and Faucet Strommen tapware make a stylish statement in the couple's bathroom (top right).
**WINDOW NOOK** This relaxing spot overlooking the river includes an oval 'Claude' marble table from RJ Living and bean-shaped rug (bottom right).
**COLOUR PALETTE** Get the look with 'Novara Storm' plantation shutters (1) from Blinds Online, 'Aridos Cita' ribbed matt tiles (2) from Perini and Dulux Creativo microcement in Sabbia (3).

1

2

3

*King Living 'Luna' outdoor chairs are the perfect choice for this poolside space, with their contoured design and durable powder-coated finish.*

## 2

# next size up

## A reimagined layout and *updated interiors* ensure a Brisbane family can *continue making memories* in their dream home

WHEN ANNALISE AND SCOTT bought their Brisbane home 15 years ago, they had one young child and a baby on the way, and the place felt more than big enough. However, as their family grew to four children, the couple weighed up buying a bigger place elsewhere. "We looked around for a year, but couldn't find a house with six bedrooms and a large entertaining area, which were our key requirements, so we decided to renovate and create what we wanted," says Annalise. The family were in good hands with Dean Maguire from Invilla Architecture, who coordinated the development application, structural engineers and tender process to help them select a builder. "We gave Invilla pretty much free rein to do what they wanted with the initial design, and the plan they came back with was amazing," enthuses Annalise. To create more space, the redesign involved adding a third level where four new bedrooms and a leisure room were positioned to take advantage of the elevated outlook. Throughout the existing levels, walls were removed, which let the family rezone and expand the kitchen and living areas. Internal stairs were shifted to create a more open-plan feel, with space spared for a lift to make traversing the home's three storeys a breeze. With the floor area doubling, Annalise sought help from Briana Hayes of Design Leopard Interiors to select the furnishings, window dressings and styling layers to complete the transformation. New colours and patterns were incorporated to create a fresh feel, layered with texture, touches of brass and botanical-inspired artworks. "We got exactly what we wanted, it was a dream come true," says Annalise.

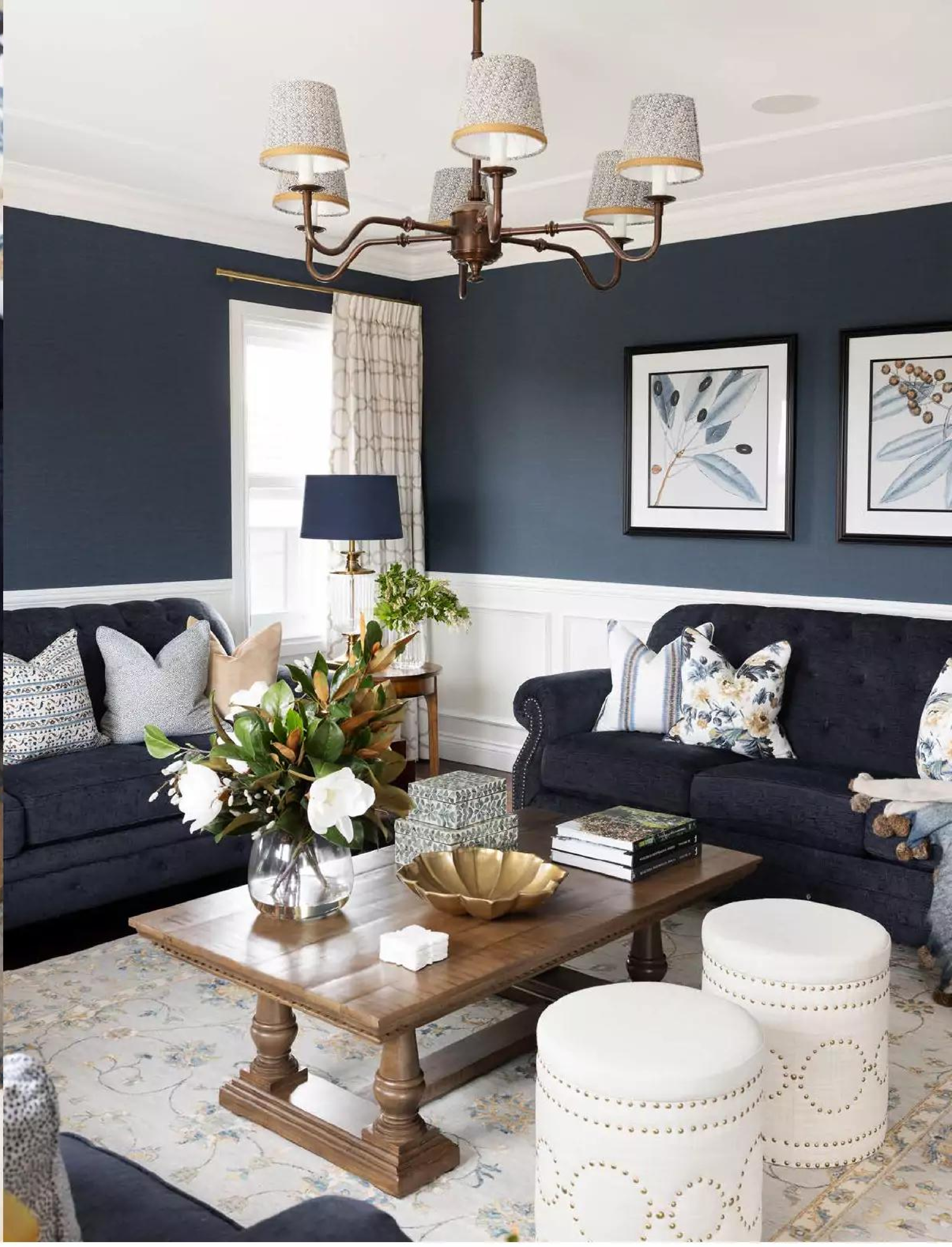
Words & styling **Kylie Jackes** Photography **Louise Roche**

*Working with the existing brick and classic detailing, Joseph Verrills and Michael Johnston of Invilla Architecture devised a fresh, timeless exterior palette that integrates the new top storey. "The original home had a Federation feel about it, and we wanted to modernise it to a Hamptons version based on a traditional American Hamptons style rather than the cookie cutter 'Coastal Hamptons' style that we see a lot of in Australia," says homeowner Annalise.* >

*Additional text Victoria Kingsbury.*
*Actual paint colours may vary on application.*

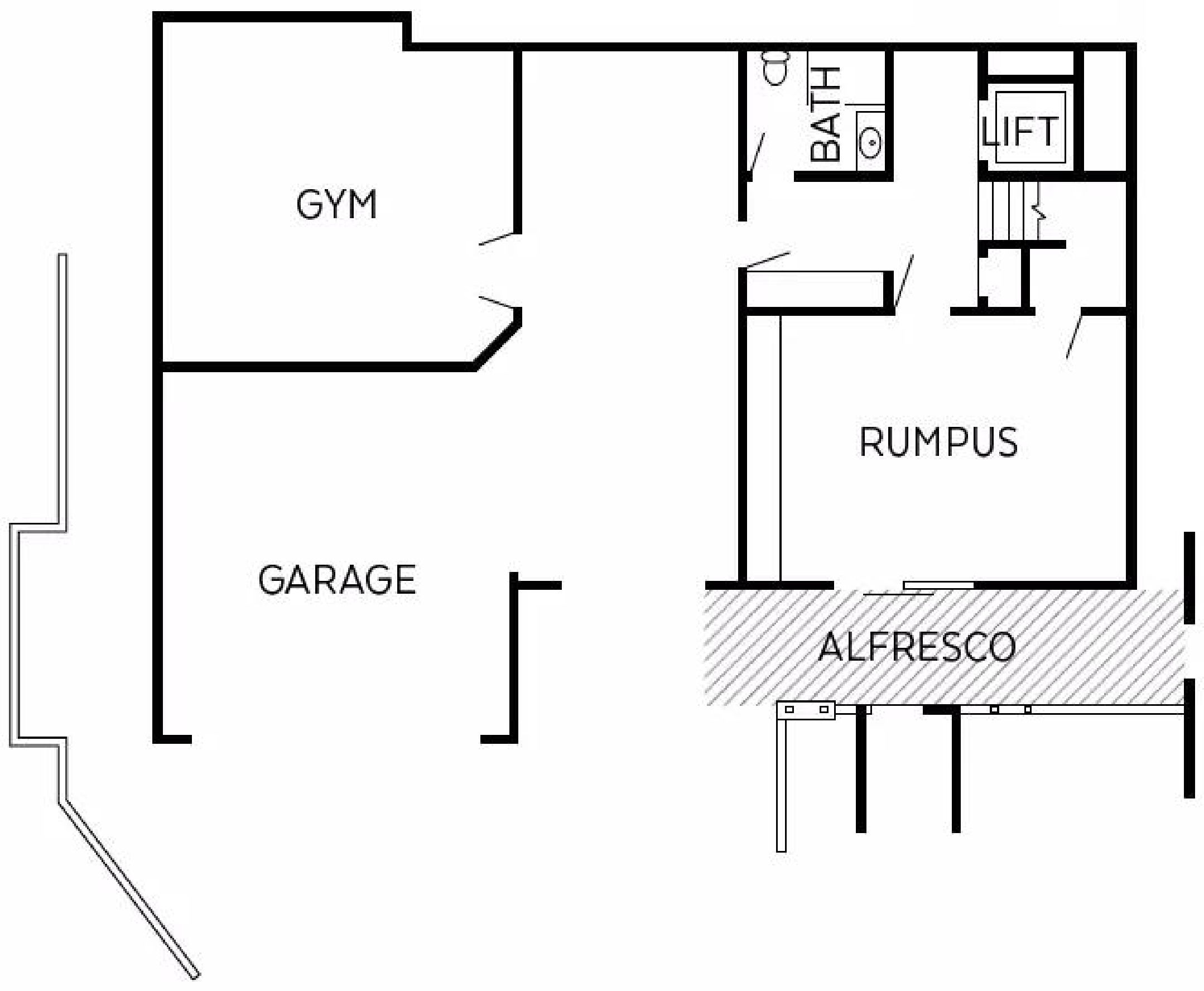
*Existing sofas guided the colour selections for the family's living area, which is cloaked with Casadeco 'Tweed' wallpaper in Denim. Invilla Architecture's signature-look wainscotting incorporates a combination of profiles from Finlayson's Timber and Hardware and Intrim.* >

> "I've always *loved blue* and *embraced the opportunity* to use it as a *striking backdrop*"

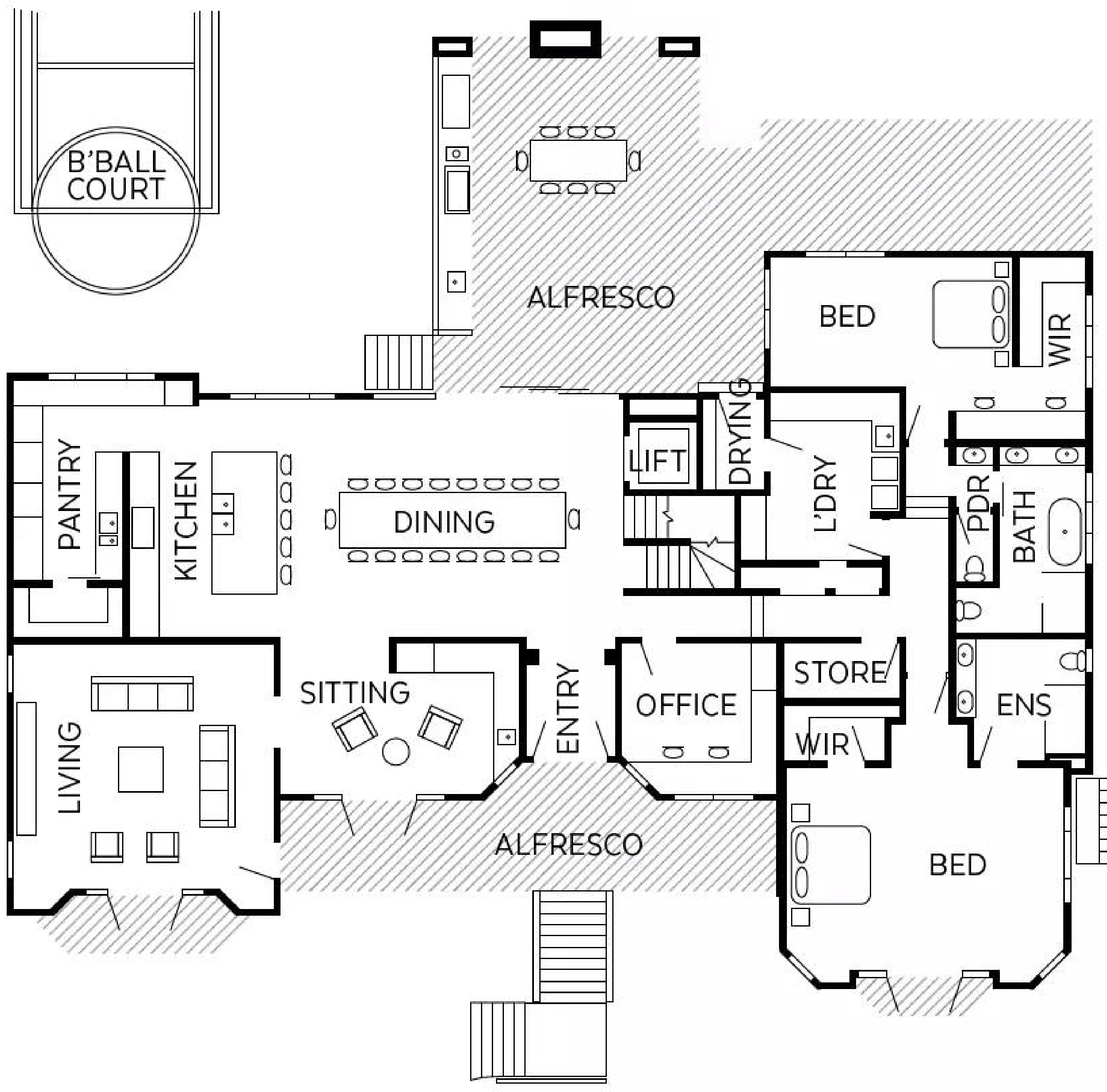


## FLOOR PLAN

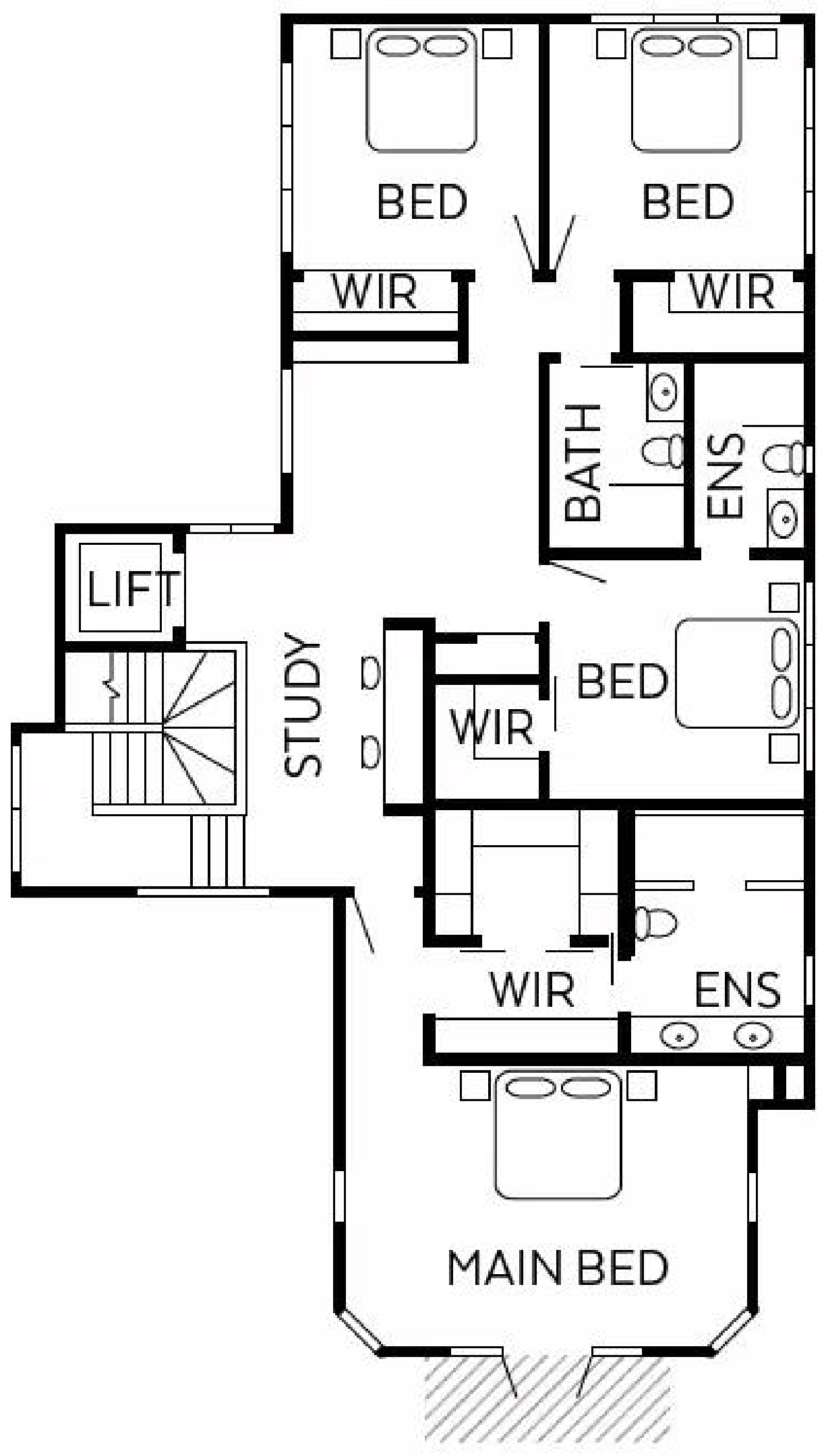
### GROUND FLOOR


GYM
BATH
LIFT
RUMPUS
GARAGE
ALFRESCO

### FIRST FLOOR


B'BALL COURT
ALFRESCO
BED
WIR
PANTRY
KITCHEN
DINING
LIFT
DRYING
L'DRY
PDR
BATH
LIVING
SITTING
ENTRY
OFFICE
STORE
WIR
ENS
ALFRESCO
BED

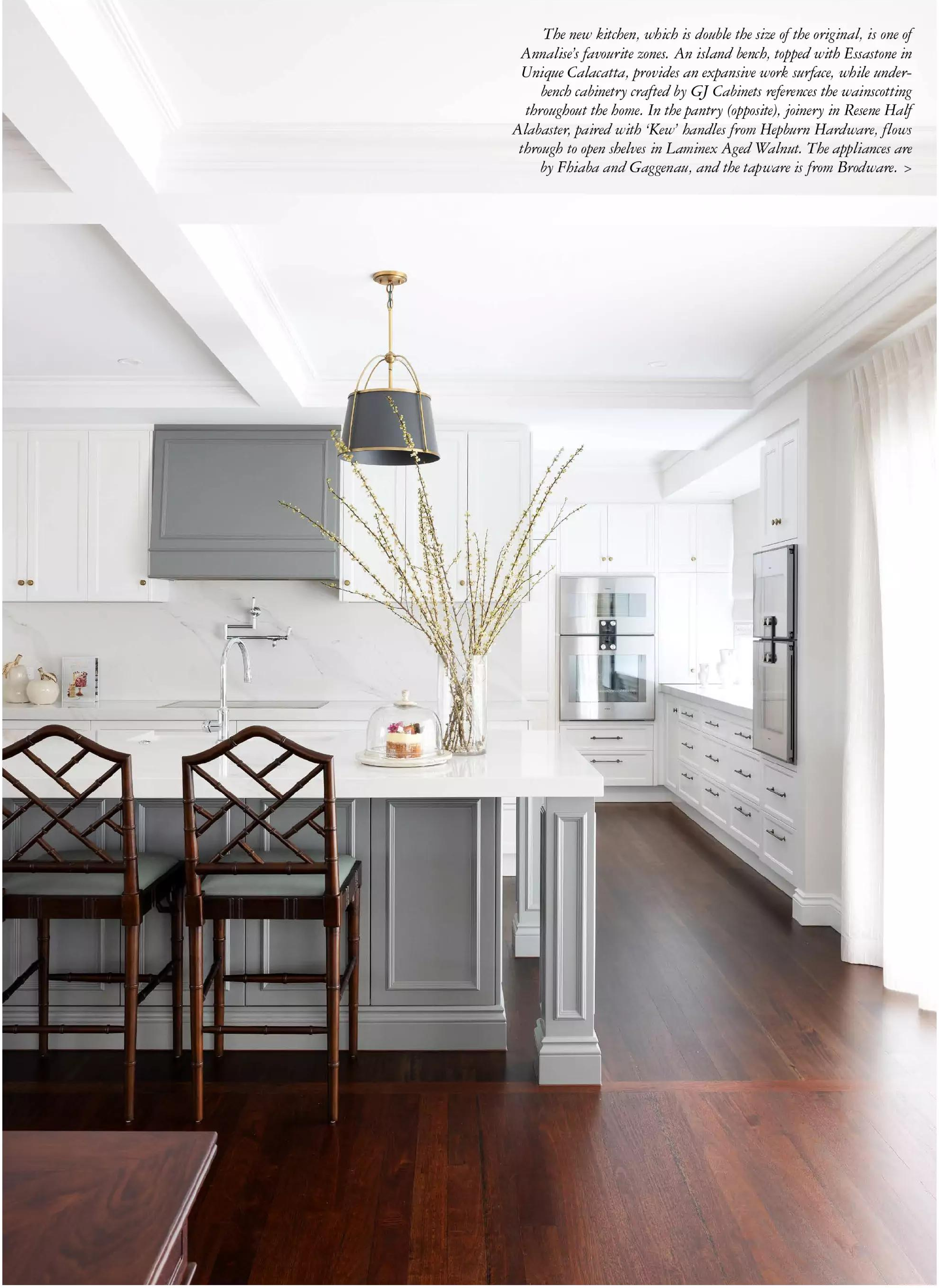
### SECOND FLOOR


BED
BED
WIR
WIR
BATH
ENS
LIFT
STUDY
BED
WIR
WIR
ENS
MAIN BED

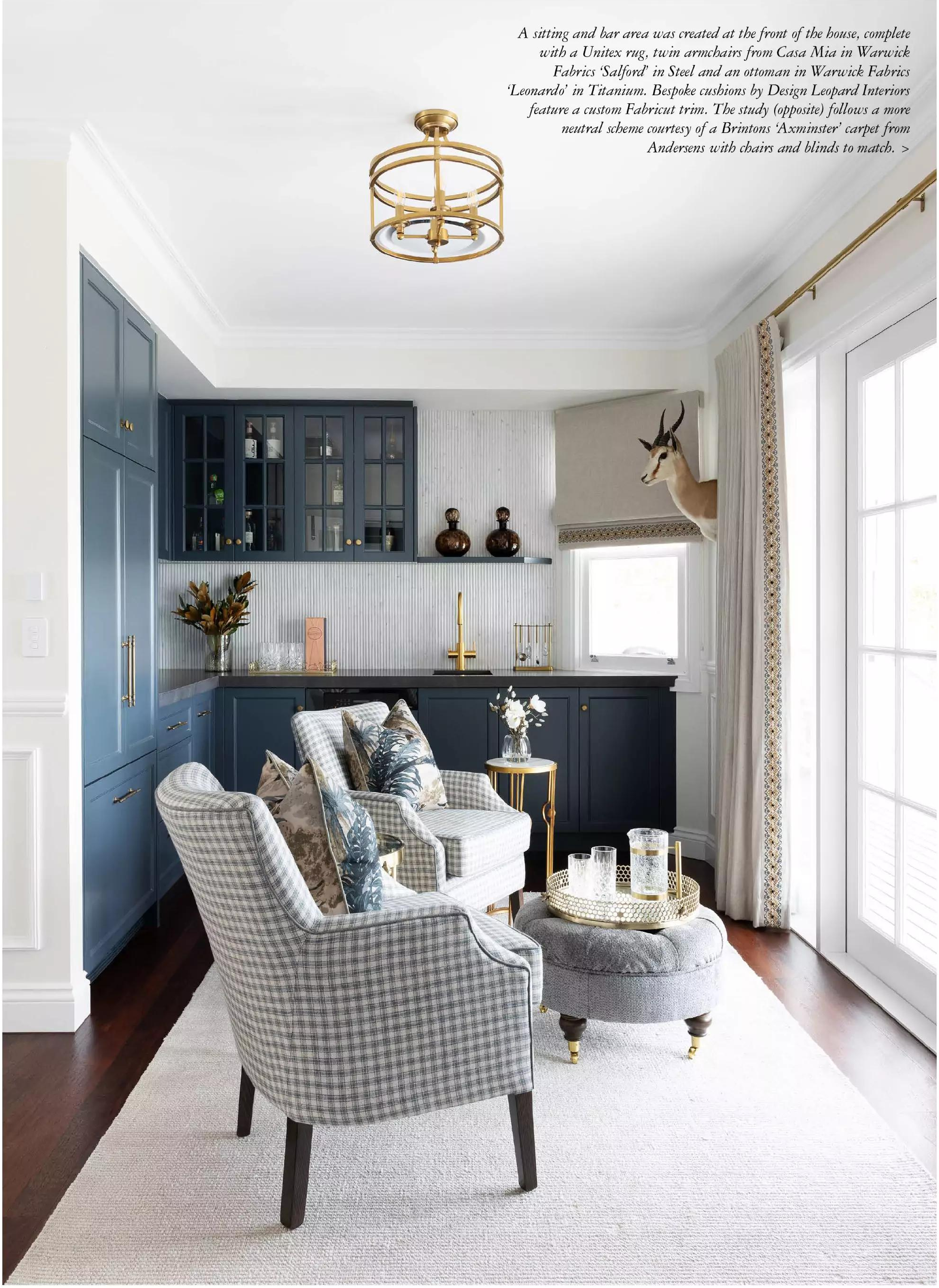
*Echoing the original refinished timber floorboards, a Koala Living coffee table topped with books and decorative items imbues understated elegance. Another savvy design decision was to swap out old curtain pelmets in favour of more modern, sleek brass poles. "We had the original curtains altered to suit and they look fantastic," shares Briana. An existing rug inspired the tones and motifs in the cushions, botanical prints from La Grolla and cream ottomans from Café Lighting & Living. >*

COUNTRY STYLE
country gardens in Australia
BEAUTIFUL AUSTRALIAN HOMES VOLUME III
BEAUTIFUL AUSTRALIAN HOMES VOLUME IV

> “The kitchen is *such a dream*. All the children can be in there *doing different things* and there’s *space for everyone*”



*The new kitchen, which is double the size of the original, is one of Annalise's favourite zones. An island bench, topped with Essastone in Unique Calacatta, provides an expansive work surface, while underbench cabinetry crafted by GJ Cabinets references the wainscotting throughout the home. In the pantry (opposite), joinery in Resene Half Alabaster, paired with 'Kew' handles from Hepburn Hardware, flows through to open shelves in Laminex Aged Walnut. The appliances are by Fhiaba and Gaggenau, and the tapware is from Brodware. >*



*A sitting and bar area was created at the front of the house, complete with a Unitex rug, twin armchairs from Casa Mia in Warwick Fabrics 'Salford' in Steel and an ottoman in Warwick Fabrics 'Leonardo' in Titanium. Bespoke cushions by Design Leopard Interiors feature a custom Fabricut trim. The study (opposite) follows a more neutral scheme courtesy of a Brintons 'Axminster' carpet from Andersens with chairs and blinds to match. >*

## BUILDING TIMELINE

JAN 2022
ENGAGED INVILLA ARCHITECTURE

FEB 2022
FIRST SITE VISIT & SIGN-UP

MAR 2022
KICK-OFF MEETING

MAY 2022
FIRST SKETCH PRESENTATION

JUL 2022
DETAILED DRAWINGS

AUG 2022
ENGAGED CERTIFIERS & ENGINEERS

SEPT 2022
COMMENCED INTERIOR DESIGN

OCT 2022
INTERIORS & CABINETRY DETAILS PRESENTED

OCT–NOV 2022
FIRST BUILDER INTRODUCTIONS

JAN–FEB 2023
TENDERS ISSUED

MAR 2023
CONTRACTS ISSUED

JUNE 2023
CONSTRUCTION COMMENCED

SEPT 2023
FRAME STAGE

SEPT 2023
FIRST DESIGN LEOPARD INTERIORS CONSULT

DEC 2023–FEB 2024
FURNITURE ORDERED

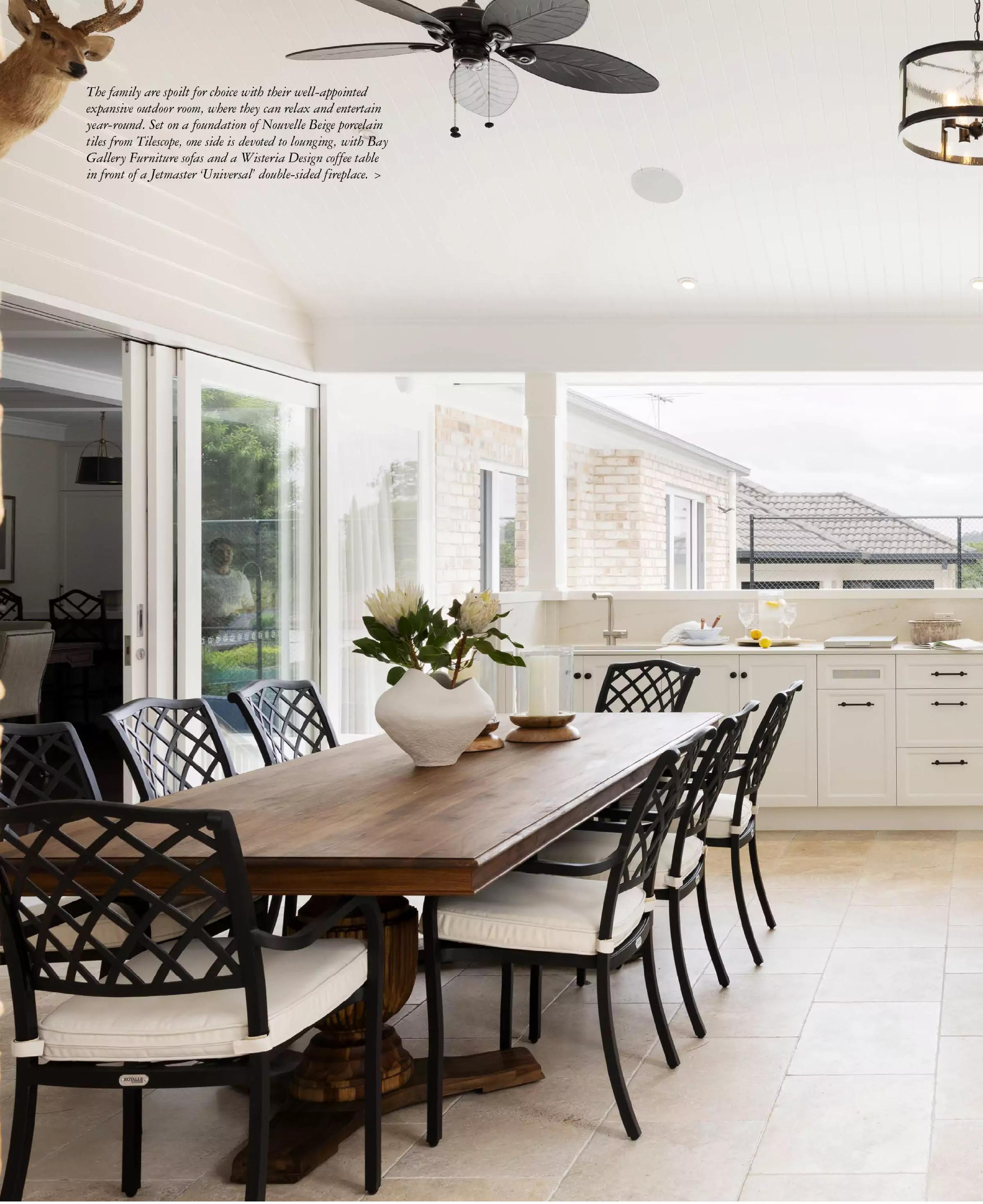
JUL 2024
WALLPAPER & WINDOW TREATMENT INSTALLATION

AUG 2024
FURNITURE INSTALLATION

AUG 2024
HANDOVER

*Situated on the new top storey, the couple's bedroom was designed to enjoy lofty views, with a balcony and multiple windows capturing the 180-degree outlook. The striking 'Ruhlmann' chandelier is from The Montauk Lighting Co. >*

*Against a backdrop of Casadeco 'Bouclette' wallpaper, Briana introduced layers of deep blue through a custom bedhead in Warwick Fabrics 'Haven' in Indigo, a Bianca Lorenne throw, scatter cushions and Warranbrooke 'Midnight Leaves' art prints. A timeless combination of Swiss White Gloss wall tiles, Lime Quartz flooring (both from Tilescope), Essastone vanity tops and Brodware 'Neu England' tapware was specified for the bathroom (opposite).* >



*The family are spoilt for choice with their well-appointed expansive outdoor room, where they can relax and entertain year-round. Set on a foundation of Nouvelle Beige porcelain tiles from Tilescope, one side is devoted to lounging, with Bay Gallery Furniture sofas and a Wisteria Design coffee table in front of a Jetmaster 'Universal' double-sided fireplace.* >

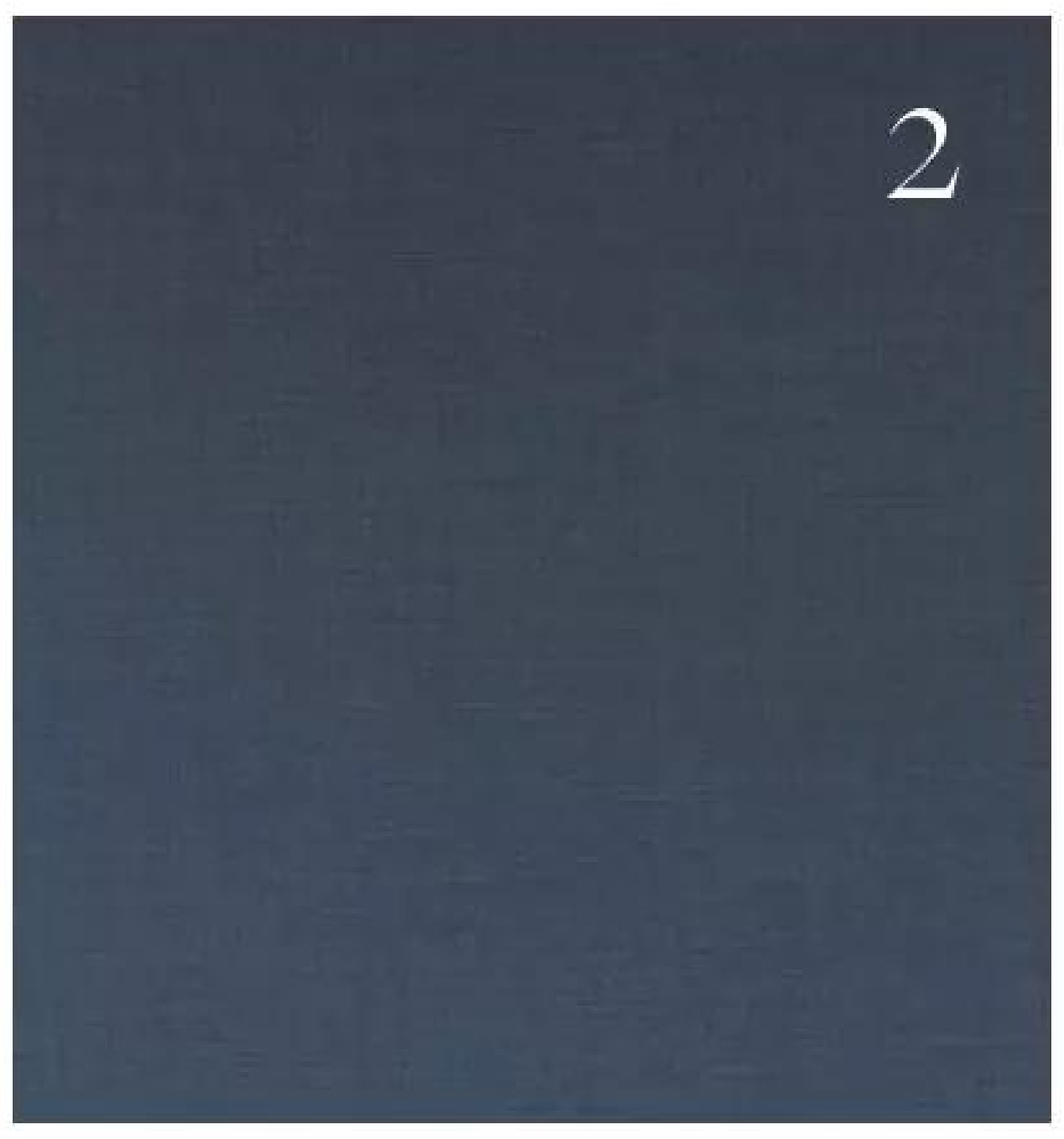
*Since moving back in, the family has enjoyed trialling all the outdoor cooking options, from the Capital barbecue, Beefeater wok burner and Yoder smoker to the pizza oven in the garden. Whenever possible, they also love to dine outside at a teak table from Wisteria Design paired with 'Florentine' outdoor dining chairs from Outdoor Elegance.*

## 3

## finer details

**BATHROOM** In the bathroom (top left), custom 'Jayne' two-light seeded cone glass vanity lights in Aged Brass sit above Warranbrooke 'Contemporary' mirrors. **ALFRESCO** Bronze fans from Urban Lighting and 'Dylan' four-light outdoor hanging lanterns draw the eye (top right). **OUTDOORS** A kids' cubby area flows seamlessly from the outdoor entertaining space. **COLOUR PALETTE** Get the look with 'Wollombi' sandstone cladding (1) from Marble Plus, Casadeco 'Tweed' wallpaper in Denim Blue (2) from Natty and Polly Wallpaper and Tuiss 'Dartmouth' Roman blinds in Oatmeal (3) from Blinds Online.

1



2

3

## 3

# vacay vibes

A *seasoned renovator* designs a *new home* for her family that prioritises *relaxed living* and connection to nature

JUST LIKE CHOOSING holiday accommodation, it was the water views, sense of seclusion and luxury of space that inspired Kristy and Trent to snap up a home in a coveted Noosa estate to enjoy with their daughters Chloe and Willow. For designer Kristy, the 20-year-old home offered incredible scope to reimagine inside and out. "Initially, I thought the renovation would only involve surface and material updates, but we discovered elements that needed repair and I decided to overhaul the layout to better suit our needs," explains Kristy. The transformation involved altering layouts, rezoning spaces, overhauling finishes throughout, new bathroom fitouts and the introduction of curves and textural elements wherever possible. Rather than the Hamptons look that Kristy had embraced for previous homes, this time she was keen to channel a resort-style feel and infuse the interior with a raw, rustic palette featuring warm neutral tones, timber, rendered surfaces and natural stone. Of course, it wasn't without its challenges: the family lived in the house during the 18-month renovation and faced hurdles during the council and covenant approval process. A costly underground electrical cabling issue meant the newly paved courtyard had to be ripped up and reinstalled – a frustrating setback. "It was the biggest renovation project we've embarked on and was emotionally, physically and financially draining, but somehow we got through it as a family," reflects Kristy. With the finishing touches completed just before Christmas 2024, they were rewarded with a summer 'holidaying' at home, making the most of the pool, outdoor areas and trips to the beach.

Words & styling **Kylie Jackes** Photography **Louise Roche**

*Every day feels like a holiday at Kristy and Trent's Noosa home. Tropical-style plantings of bougainvillea and frangipanis and a carpet-like lawn of zoysia tenuifolia lend those resort vibes, complemented by an existing blue mosaic-tiled water feature.* >

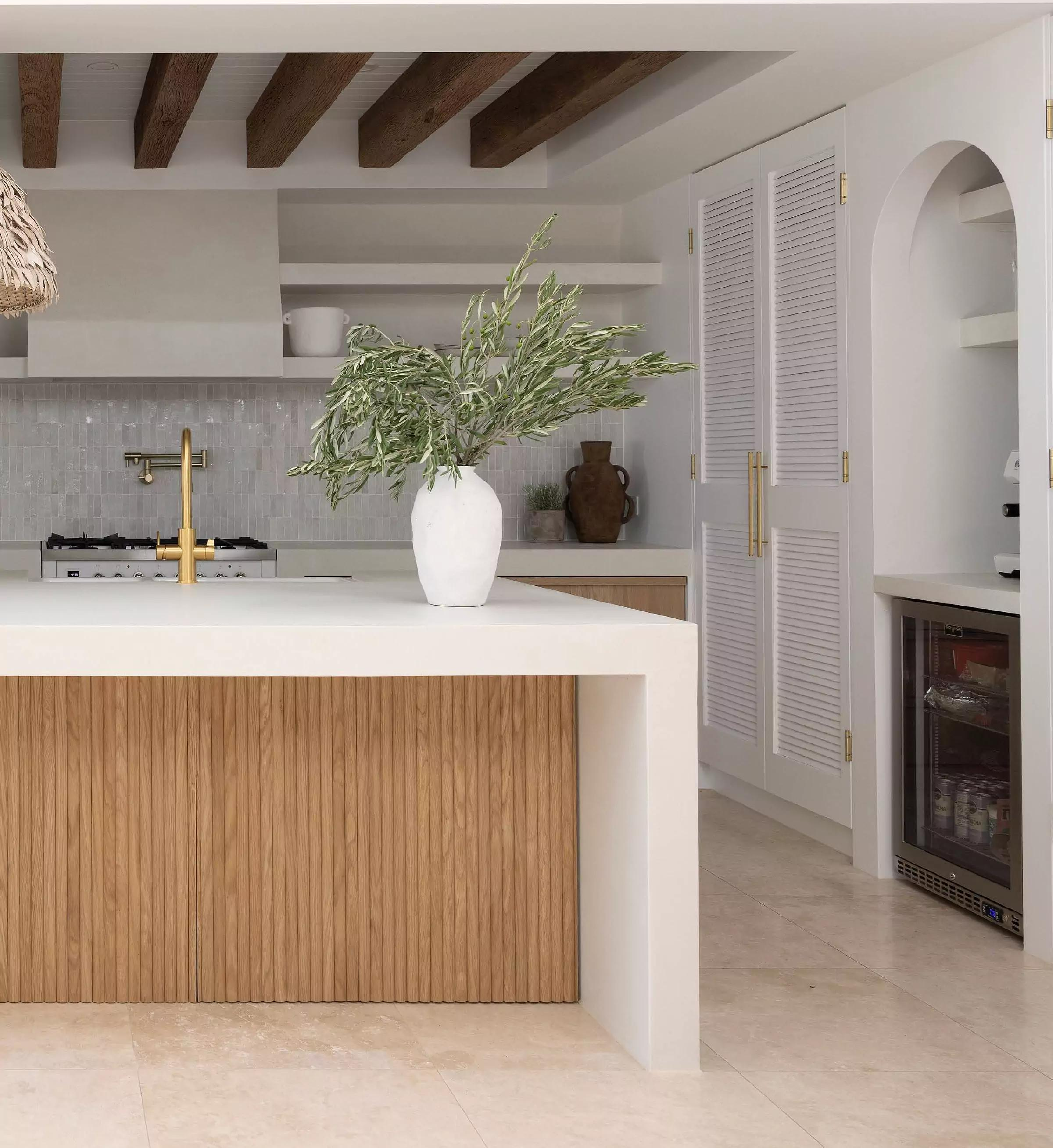
*Actual paint colours may vary on application.*

*Originally built more than 20 years ago, the home was given a modern Mediterranean inspired update. The exterior was painted in Dulux Snowy Mountains half, with arches and louvred shutters added. The gardens were revamped with abundant greenery coupled with an arbour swing, which overlooks a new expansive crazy pave courtyard. >*

“This *relaxed style* with arches and *natural materials* is something I’ve *always wanted* to do”

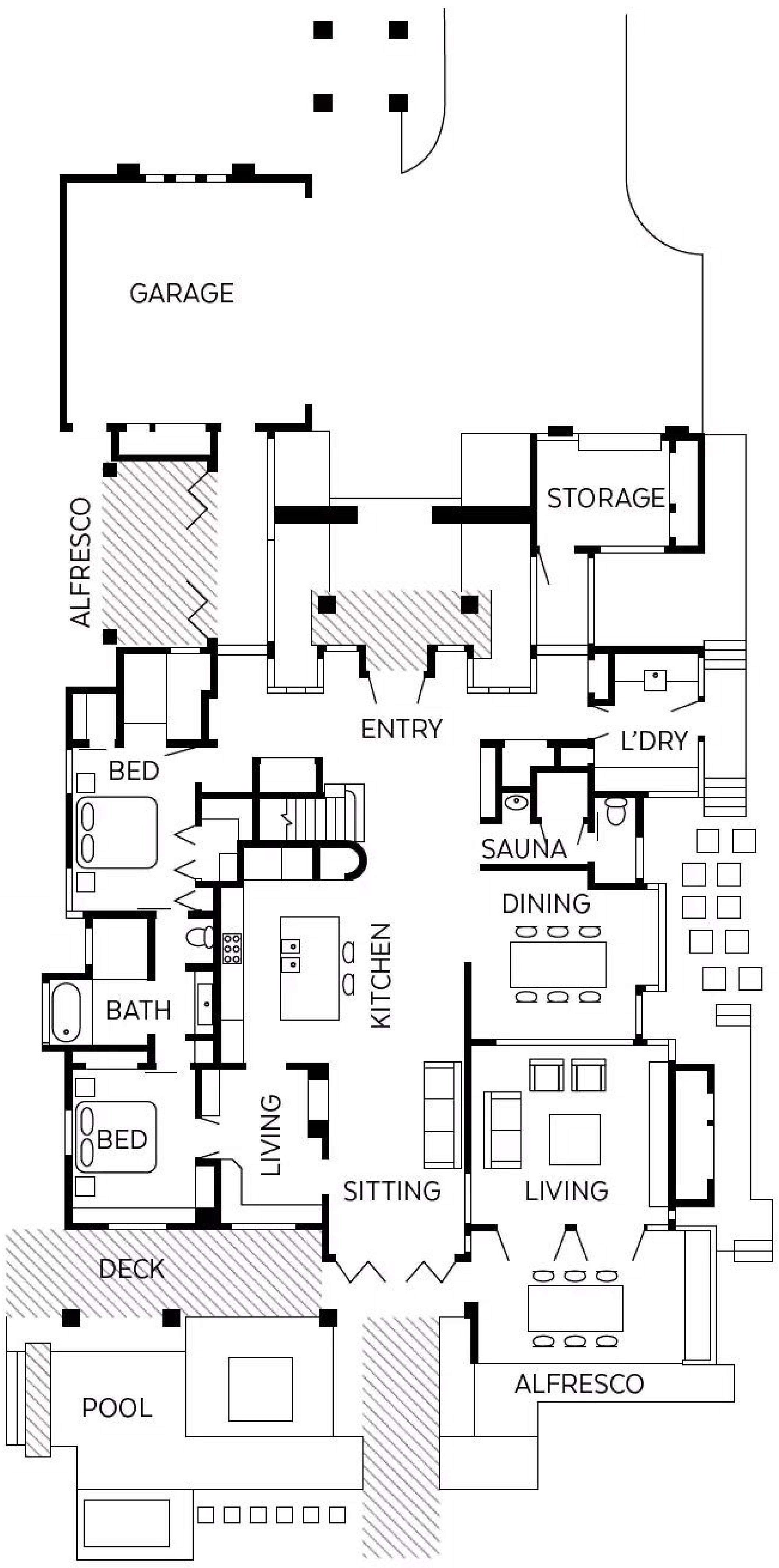
*The incredible thoroughfare below a soaring double-height void is Kristy's favourite spot to sit. "From here I can enjoy the view and see all the birds that come into the backyard," she says. A newly extended wall provides a simple backdrop for Early Settler sofas, coupled with artworks and a niche to display ceramics. An EcoSmart Fire ethanol fireplace is built into the opposite wall. In the stairwell (opposite), a pendant from Bisque Traders, Provincial Home Living pots and an artwork fron St Barts bring visual interest to the neutral space. >*

*Key features in the new-look kitchen are the rendered microcement benches by Rhodes Render, warmed with custom designed Tasmanian oak cabinetry by Sunshine Cabinetry and Loughlin Furniture. Chunky timber beams by Australian Architectural Hardwoods inject a quintessential rustic Mediterranean look on the ceiling.* >

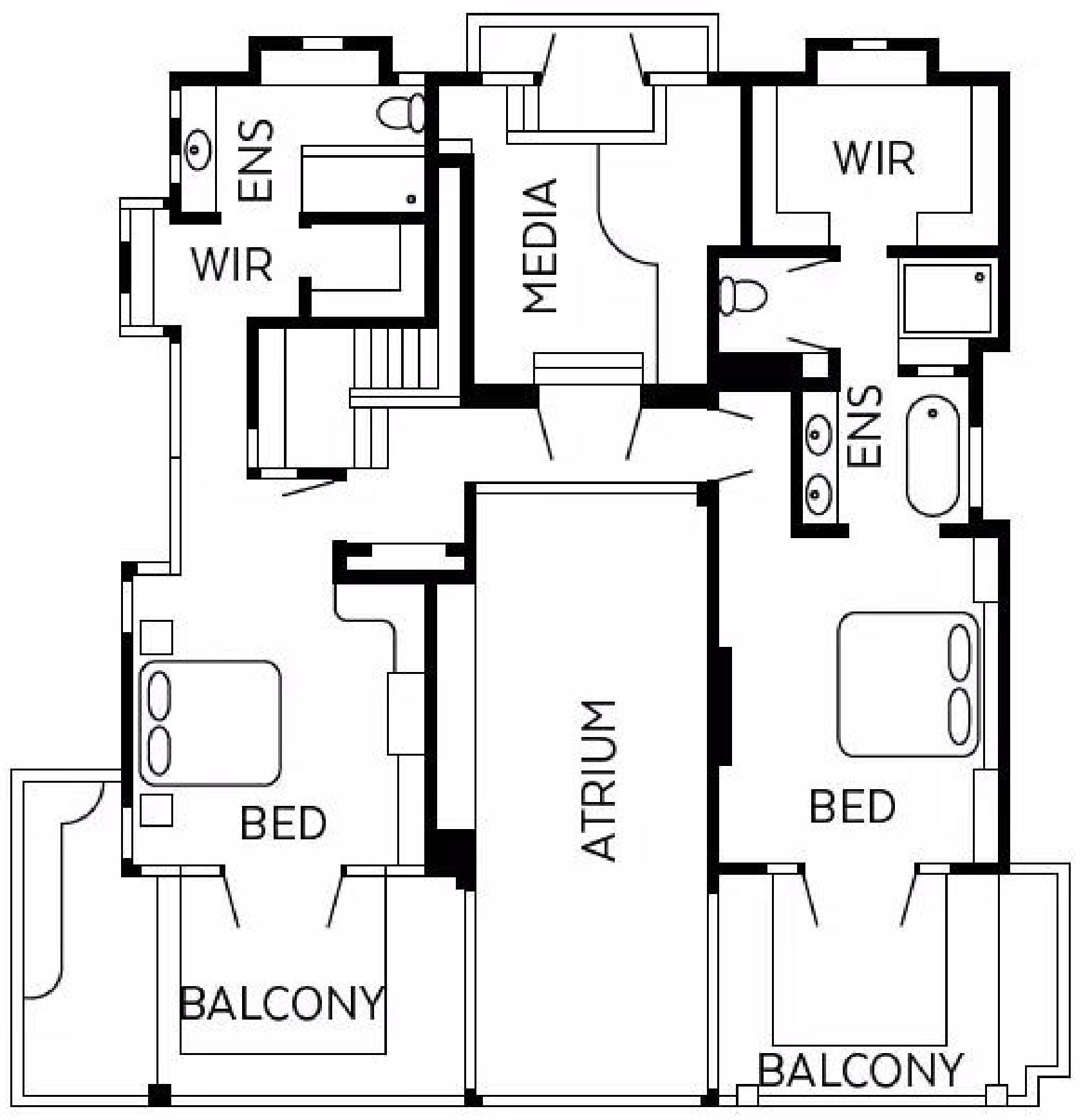


## FLOOR PLAN

### GROUND FLOOR


GARAGE
ALFRESCO
STORAGE
ENTRY
L'DRY
BED
SAUNA
DINING
KITCHEN
BATH
BED
LIVING
SITTING
LIVING
DECK
POOL
ALFRESCO

### FIRST FLOOR


ENS
WIR
MEDIA
WIR
ENS
ATRIUM
BED
BED
BALCONY
BALCONY

*Despite having butler's pantries in the past, Kristy didn't feel the need to include one here, preferring to keep the space simple, with a generous island and prep bench coupled with an appliance cupboard concealed behind louvred doors. "A bigger kitchen can actually mean more cleaning, so here I went with a layout and features I knew worked for us," she explains. Texture was introduced with Moroccan mosaic splashback tiles from Ceramica Senio (this page, top) and Sade coconut leaf pendant lights from Bisque Traders (bottom).* >

“Often I’ll have *pieces of furniture* in mind and *create the room* around them”

*An enveloping retreat, the living area is layered with comfortable furniture from James Lane and Provincial Home Living, and warm tones are introduced with an Impreshens coffee table and Weave Home cushions. Embelton Beach Oak Wideboard flooring was selected for this sunken space. In the dining zone, Kristy’s existing timber Bisque Traders dining table is teamed with an Alissa Wright artwork from St Barts and pendants from Bisque Traders.* >

*A holiday haven for visiting friends and family, the guest bedroom has a heavenly four-poster Early Settler bed softened with muslin curtains and a Weave Home throw. The ensuite (opposite) creates a wonderful sensory experience, with pebbled floor tiles from Darling Downs Brick Sales which feel as if you're walking outside. The freestanding bath from Renovation Kingdom, paired with Brushed Copper tapware from ABI Interiors, further enhances the outdoor-indoor aesthetic. >*

FEBRUARY 2023
HOME PURCHASED

JUNE 2023
PLANS SUBMITTED TO
BODY CORPORATE

DECEMBER 2023
ISLAND VIEW BUILDING
BEGAN WORK

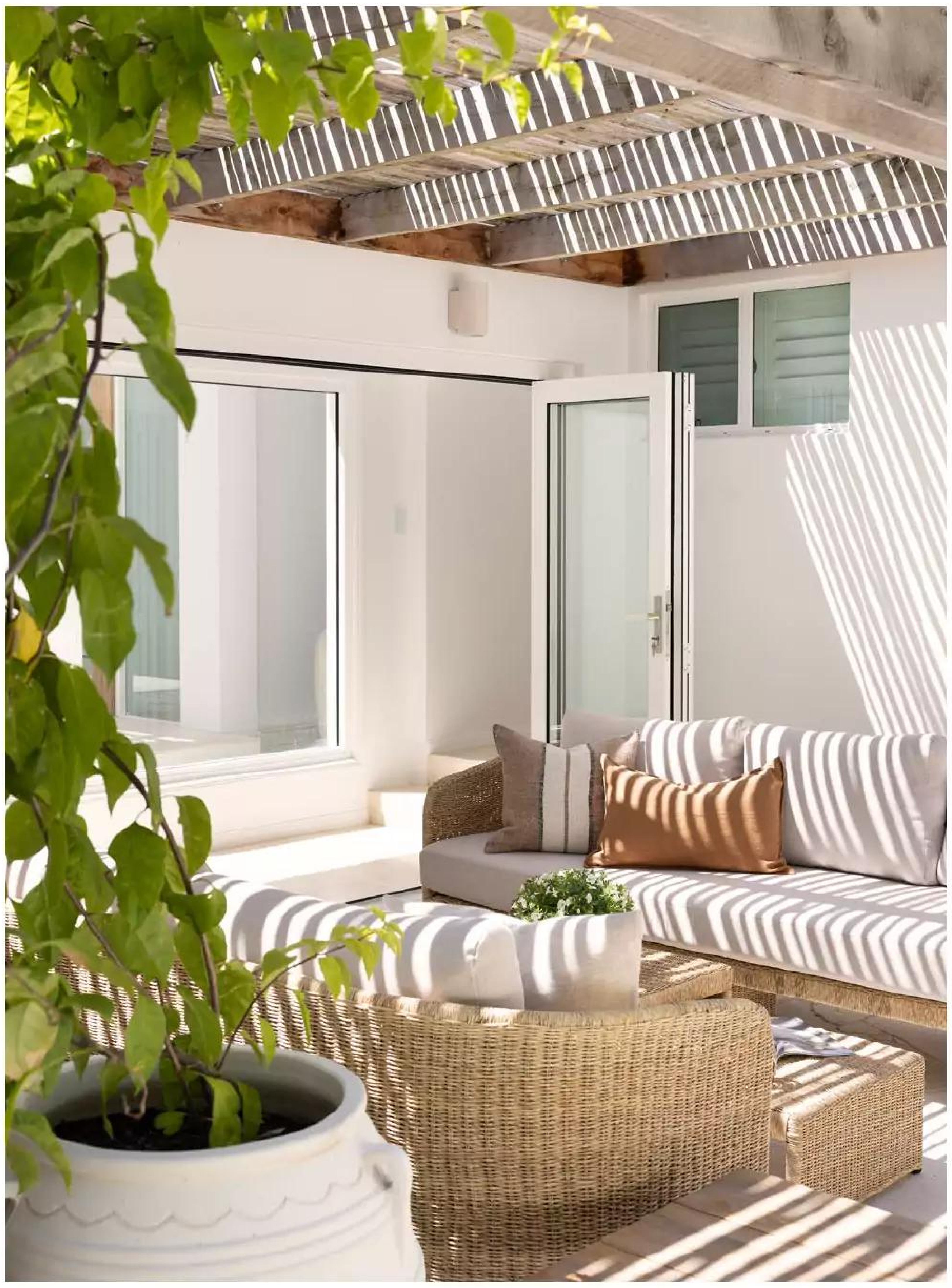
DECEMBER 2024
RENOVATION
COMPLETED

*With a secluded balcony and idyllic water views, the dreamy holiday feel is accentuated in the main bedroom with a custom rendered bed and alcoves by Rhodes Render. Keeping the look tranquil, Kristy opted for neutral bedding from Adairs and Eadie Lifestyle, coupled with textural pendants and outdoor loungers from Bisque Traders. >*

*Putting the washing on feels less of a chore in the rustic laundry featuring custom Tasmanian Oak louvre doors by Loughlin Furniture and a microcement benchtop. Kristy made use of a mirror she already owned which sits atop a custom timber shelf. Clay-toned tiles from Tiles of Ezra and Brushed Brass tapware from ABI Interiors completes the organic palette. Outdoor spaces (opposite) favour a relaxed villa-style simplicity – think rendered surfaces, comfortable furniture and soft greenery.* >

*Bigger wasn't necessarily better when it came to the existing pool and paved surrounds. Kristy chose to shorten the original long lap pool and reduce the expanse of hardscaping to create a more natural space which doubles as a water feature. Rendered walls, ledges and a double daybed create a seamless feel, layered with luxe Sunnylife loungers, Weave Home cushions and a Provincial Home Living umbrella.* >

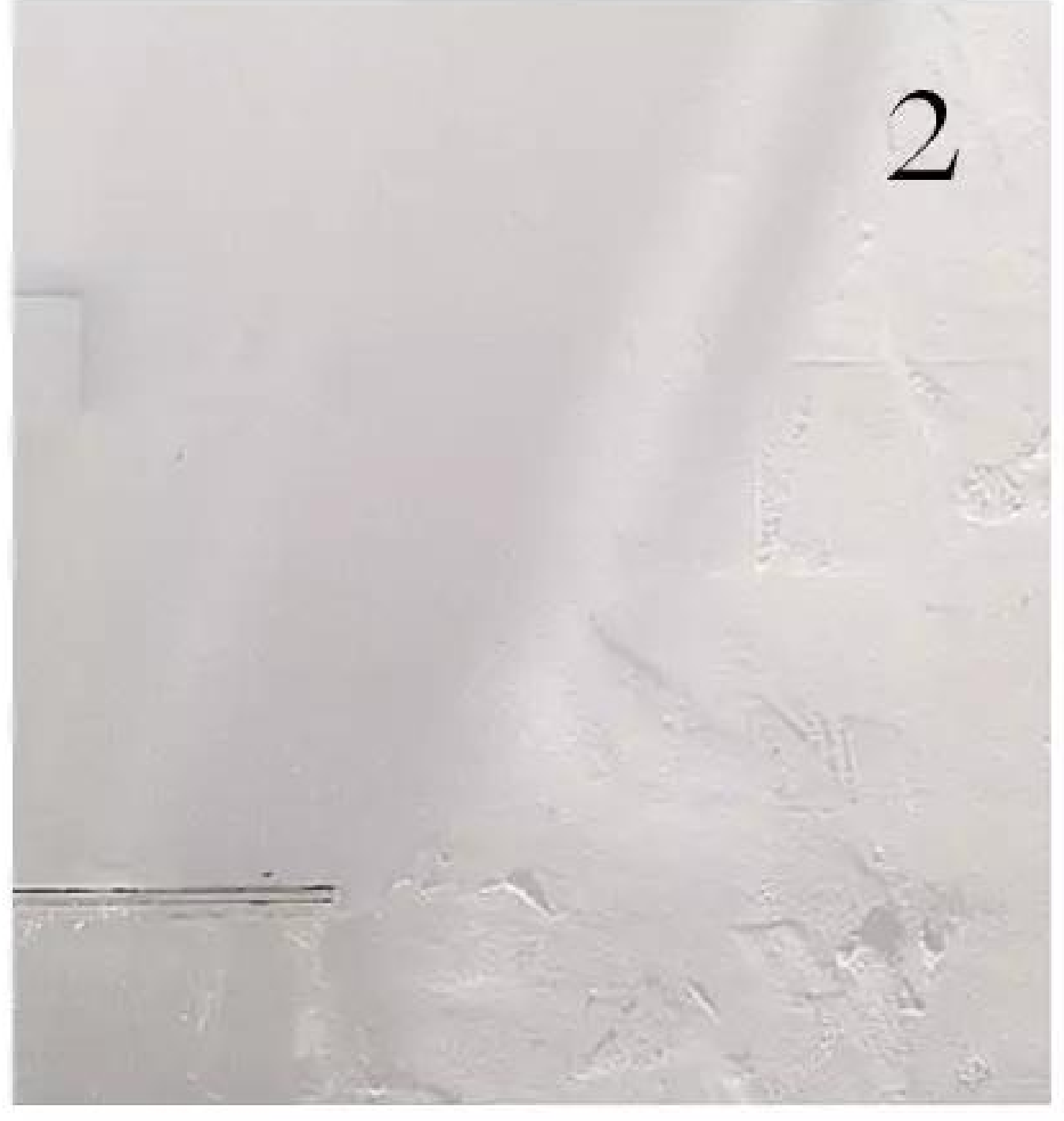
*"In every place I've had, I seem to do similar gardens," says Kristy. "I love frangipanis and bougainvillea."*

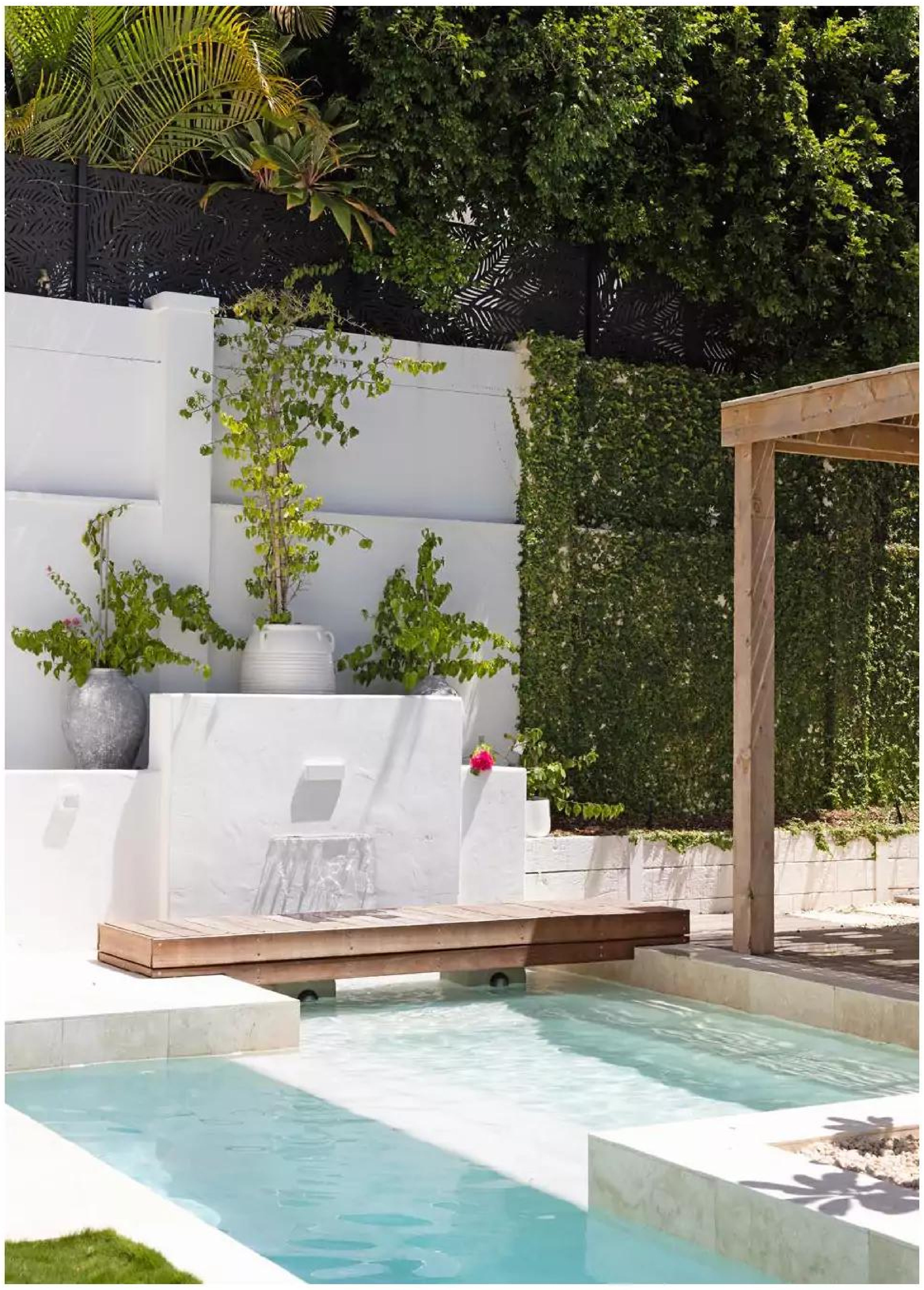


## 3

## finer details

**ALFRESCO** A cosy outdoor living setup (top left) with rattan furniture from Early Settler ensures the family can enjoy their resort-style surrounds at leisure. **WALKWAY** Eucalyptus pole roofing by Uniqwa Latte Poles (top right) adds to the sun-infused Mediterranean feel, casting dappled light over outdoor spaces. **POOL** Timber boardwalks create a fun connection to the space, softened by pots of bougainvillea. **COLOUR PALETTE** Get the look with Woodmat joinery in Batten Oak (1) from Polytec, rendered walls in Dulux Lexicon Quarter paint (2) and clay-toned tiles from Tiles of Ezra (3).





## 4

# making waves

## For their *next chapter,* a savvy couple enlisted their *dream team* to create a *Mediterranean-style home* by the beach

KEEN TO DOWNSIZE, Justine and Andrew sold their family home with a lengthy settlement of six months to allow plenty of time to find the next place. With just seven weeks left before this period was up, Justine spied a four-bedroom home for sale 600 metres away in a beachside suburb of southern Sydney. The location held special significance for Justine and Andrew, who had previously owned a home on the same street when their two daughters were little. "We both saw the potential in it immediately," recalls Justine. As soon as the place was theirs, they assembled the best team to help hone their vision for a modern Mediterranean-style home: Lowi Interiors took care of the spatial planning, Studio Haus Co oversaw the material selections and styling, and Pro Design Building managed the build. "Like most projects, navigating council approvals took longer than expected, particularly given the home's large footprint," says Ky Drury of Studio Haus Co, who is also Justine's best friend. The resulting plan included soaring ceilings of up to four metres high to maximise the home's natural light, as well as open-plan dining, living and kitchen spaces for spreading out and coming together. The bedrooms and bathrooms feature luxury furnishings and tactile finishes to cement their haven-like status. The sign of a well-executed project, Justine has a long list of favourite things. "I adore my walk-in wardrobe – it has built-in speakers, making getting ready a joy," she says. The kitchen's Bora induction cooktop with built-in extractor also gets the nod, while Andrew enjoys the statement Paul Agnew Designs fireplace. "Coming home fills us with so much joy," says Justine.

Words **Stephanie Hope** Styling **Dakota Drury** Photography **Louise Roche**

*Justine and Andrew's home – called Casa Olea for the olive trees planted at its entrance – has instant wow factor when viewed from the street.* >

*Actual paint colours may vary on application.*

*Eco Outdoor 'Antico Arrotato Cotto' tiles and large Uniqwa Collections planters feature at the portico entry. The living area (opposite) is designed for comfort and entertaining with two 'Sidney Slouch' chaises from Globe West, an Armadillo 'Corsica' rug and a Casa Blanco 'Palazzo' rectangle coffee table around the Paul Agnew Designs fireplace. "Mercadier Cocomilk microcement features on the built-in seating, entertainment unit and shelving, adding texture and cohesion," says Ky.* >

*High ceilings maximise the home's natural light, while calming tones, neutral textures and arched details bring a touch of the exotic. "For our big family gatherings, the open-plan lounge, dining and kitchen are wonderful for everyone to come together," says Justine.* >

## BUILDING TIMELINE

SEP 2021
HOME PURCHASED

DEC 2021
ARCHITECT ENGAGED

AUG 2022
DESIGN COMPLETED AND DA LODGED

OCT 2022
STUDIO HAUS CO ENGAGED

OCT 2023
DA APPROVED

MAR 2024
BUILDING COMMENCED

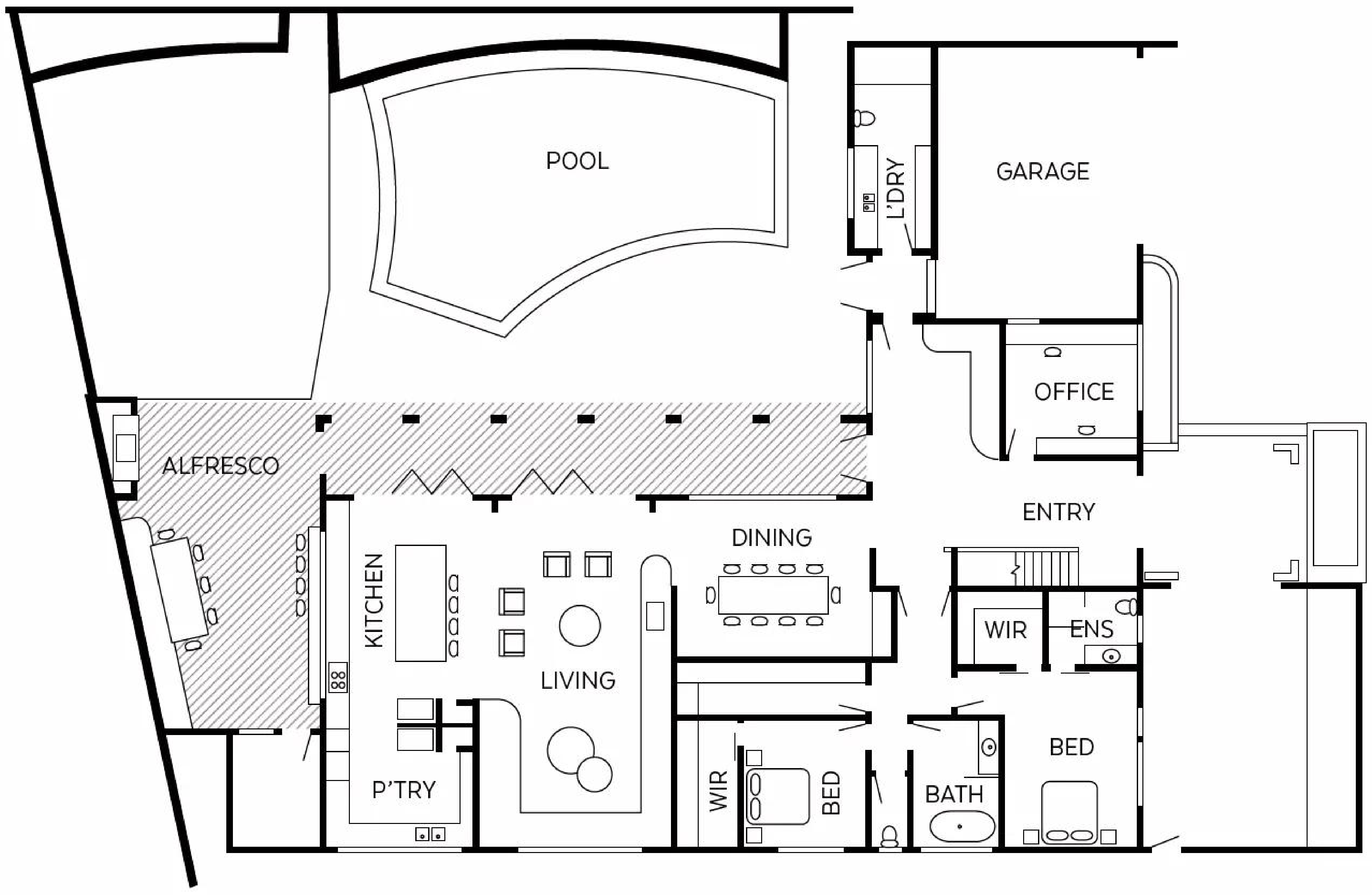
FEB 2025
BUILDING COMPLETED

EARTH MEDICINES
be well
BRILLIANCE
LIVE NATURAL
Women's Weekly
THE JOY OF FOOD
PRADA
CATWALK
AD at 100

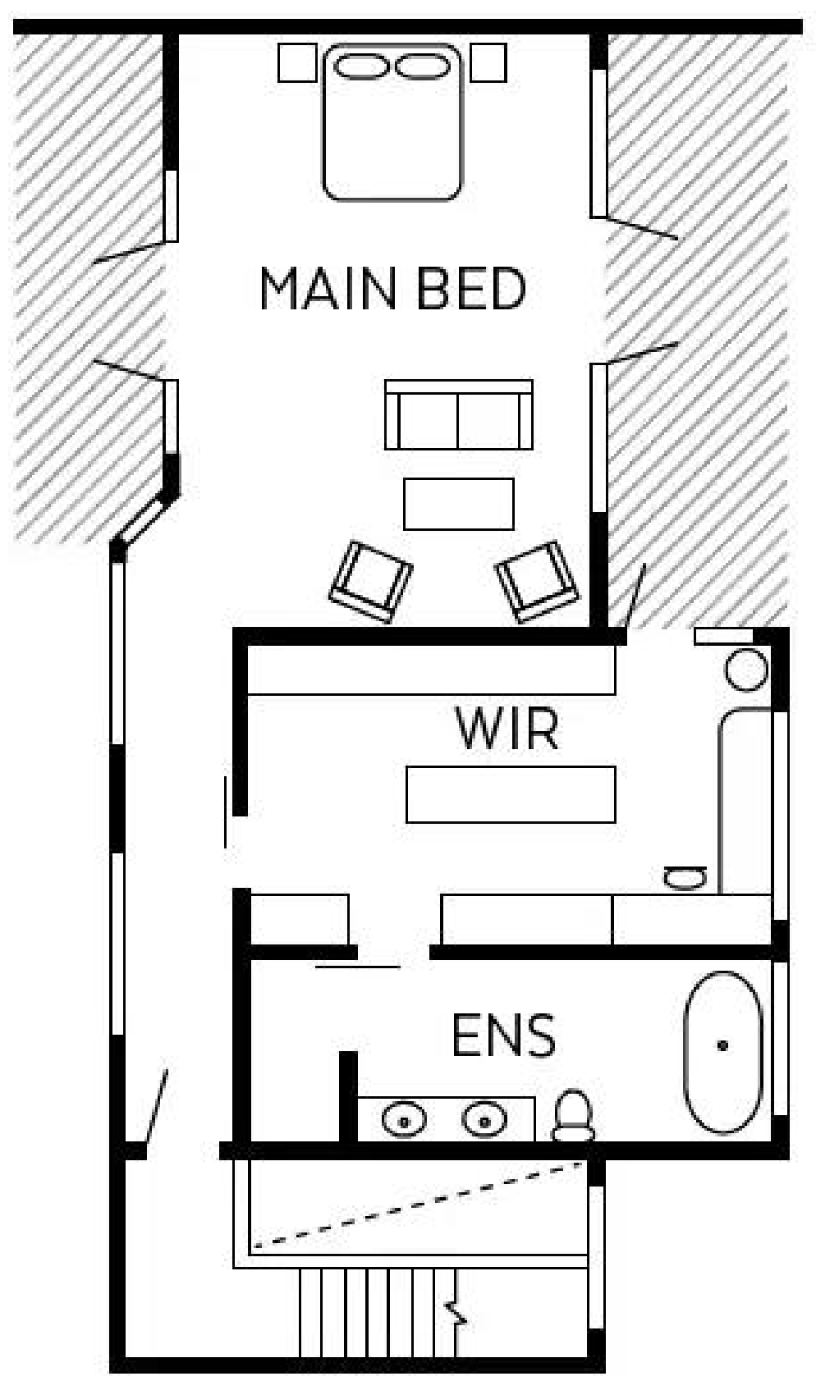
*"This space is truly the heart of the home," says Justine of her kitchen. It has 'Navurban' veneer joinery in The Oaks, Dekton benchtops and a Sensa quartzite island in Taj Mahal, both from Cosentino. 'Owan' pendants from MCM House hang above the island where Coco Republic stools are tucked in, while shelving by Trend Joinery (this page and opposite) displays ceramics, books and keepsakes. >*

## FLOOR PLAN

GROUND FLOOR


POOL
L'DRY
GARAGE
OFFICE
ALFRESCO
ENTRY
DINING
KITCHEN
WIR
ENS
LIVING
BED
P'TRY
WIR
BED
BATH

FIRST FLOOR


MAIN BED
WIR
ENS

*The Paul Agnew Designs fireplace (top left) is a defining feature of the living space, while custom leather pendants from Bali draw the eye in the dining zone (top right). The formal dining area (opposite) also features a Casa Blanco 'Bullet' dining table and Croft House 'Sierra' chairs, a 'Willow' rug from Armadillo and a Coco Republic mirror. An artwork by Sophia Lind rests on the shelf above the bar area.* >

*The window seat in the walk-in wardrobe is upholstered in Mokum 'Pueblo' jute fabric from James Dunlop Textiles, while a 'Fikile' chair from Uniqwa Collections sits at the vanity. Rattan doors by Trend Joinery lend tactility to the luxurious space. >*

“Each room holds *something unique*, which makes the home *not just beautiful*, but truly ours”

*The downstairs bathroom has 'Superclassica SCB Beige' floor tiles from House of Surfaces and 'Bianca Casa' mini bejmat wall tiles from Di Lorenzo Tiles. Brushed gunmetal tapware from ABI Interiors and rattan wall lights from Gypset Cargo add extra layers of texture to the scheme.* >

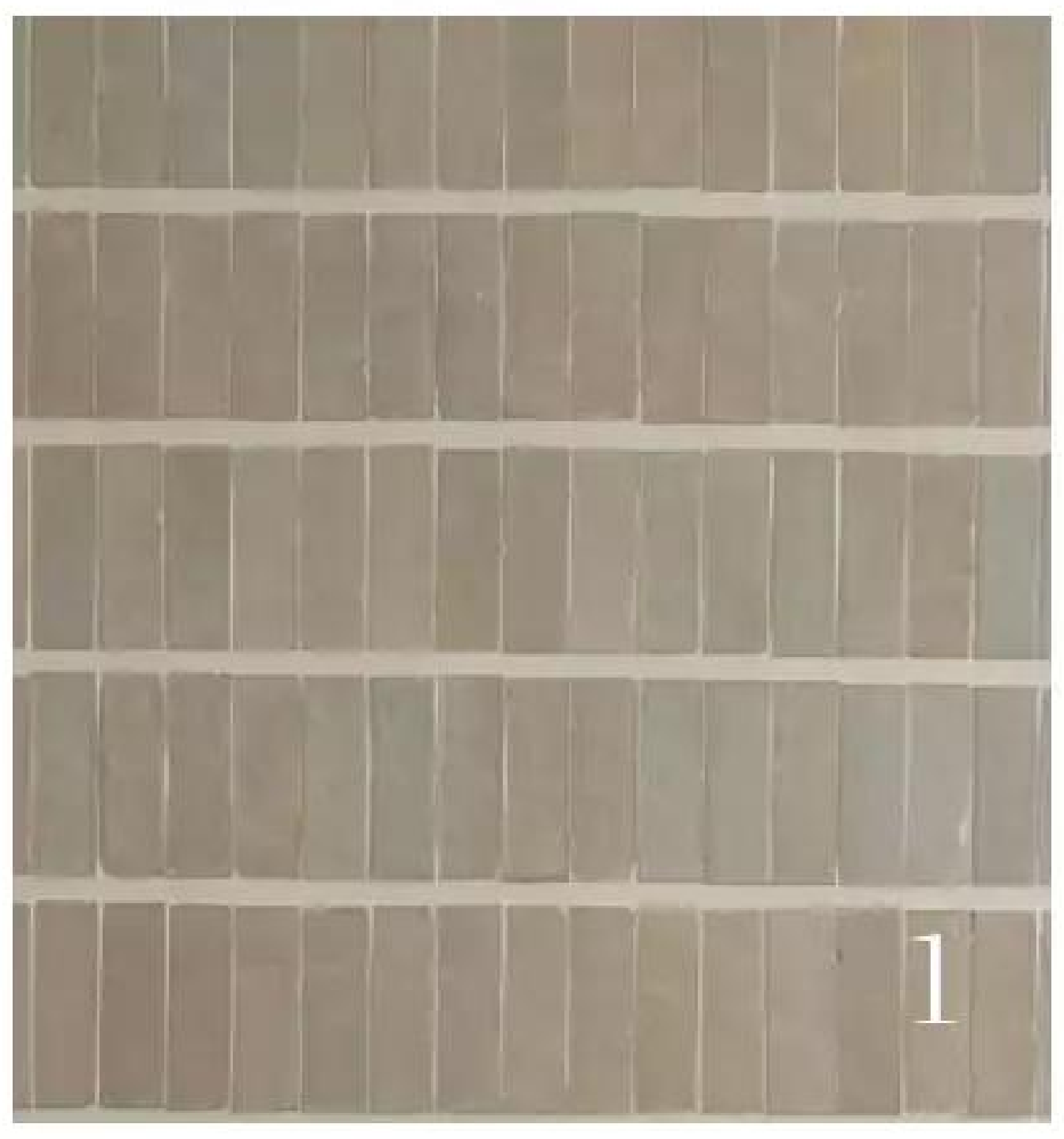
*The home's relaxed living zones flow outside, where an alfresco kitchen and meals area are made for entertaining. The dining table and chairs are from Uniqwa Collections. Cushions from Eadie Lifestyle dot the built-in seating. >*

*On the top floor, the couple's bedroom enjoys views of the water. Comfort and relaxation are top priorities thanks to the Uniqwa Collections 'Harlow' buffalo leather bed in Earthy Grey, bedlinen from Bespoke Linen Co and 'Sofia' dome petal lights from Bisque Traders.*

## 3

## finer details

**OUTDOORS** Superclassica SCB Beige tiles in a Crack finish are repeated indoors and out (top left). **BUTLER'S PANTRY** A spacious butler's pantry (top right) includes Navurban 'The Oaks' joinery, an ABI Interiors 'Henley' double fluted sink and a Vintec wine fridge. **ENSUITE** A 'Scala' bath from ABI Interiors shines alongside the vanity in Mercadier microcement in Cocomilk and Dekton 'Albarium' from Cosentino (bottom right). **COLOUR PALETTE** Get the look with 'Bianca Casa' mini bejmat wall tiles from Di Lorenzo Tiles (1), Cosentino 'Sensa' quartzite in Taj Mahal (2) and a 'Badami' jute runner from The Dharma Door (3).



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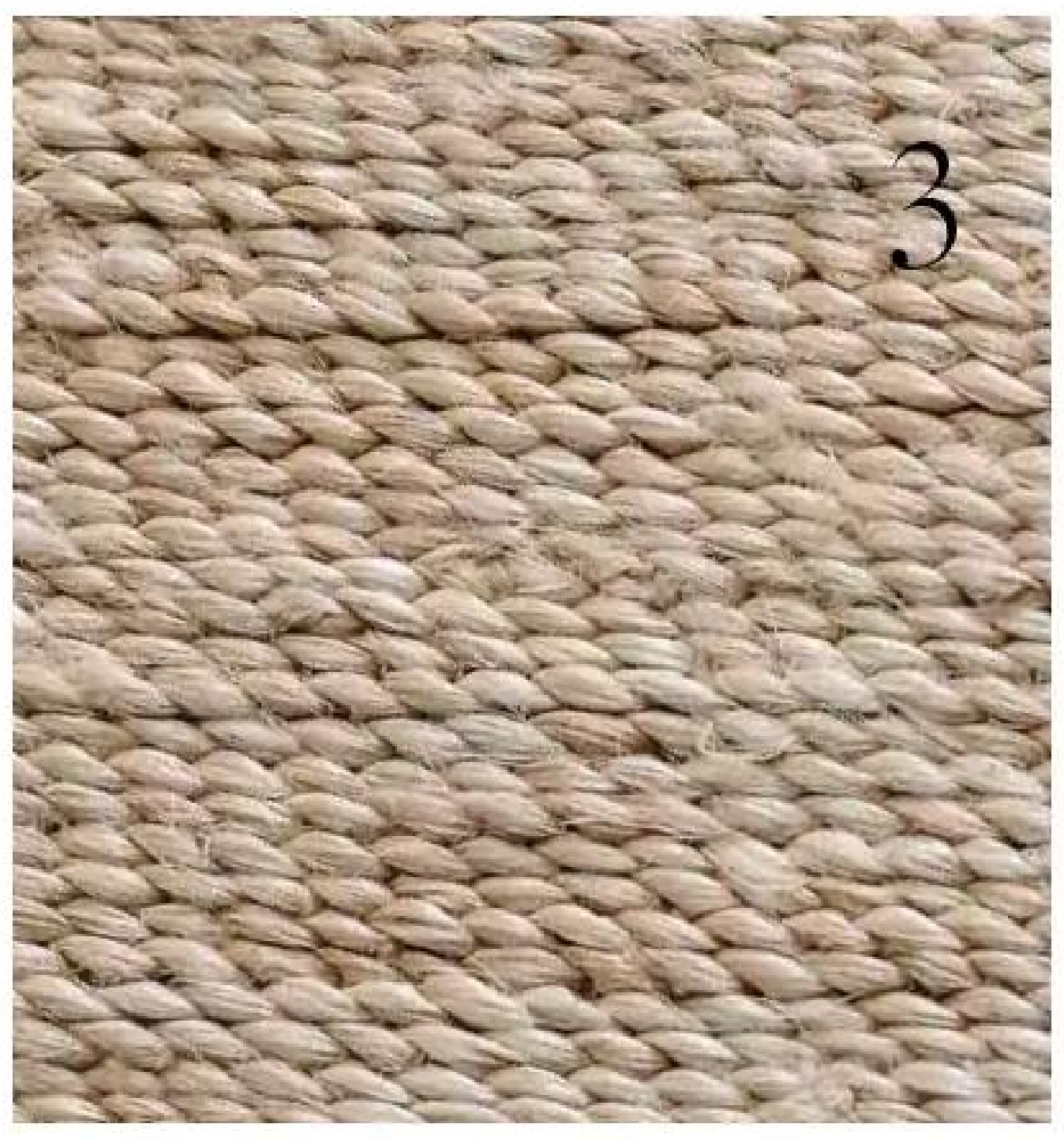

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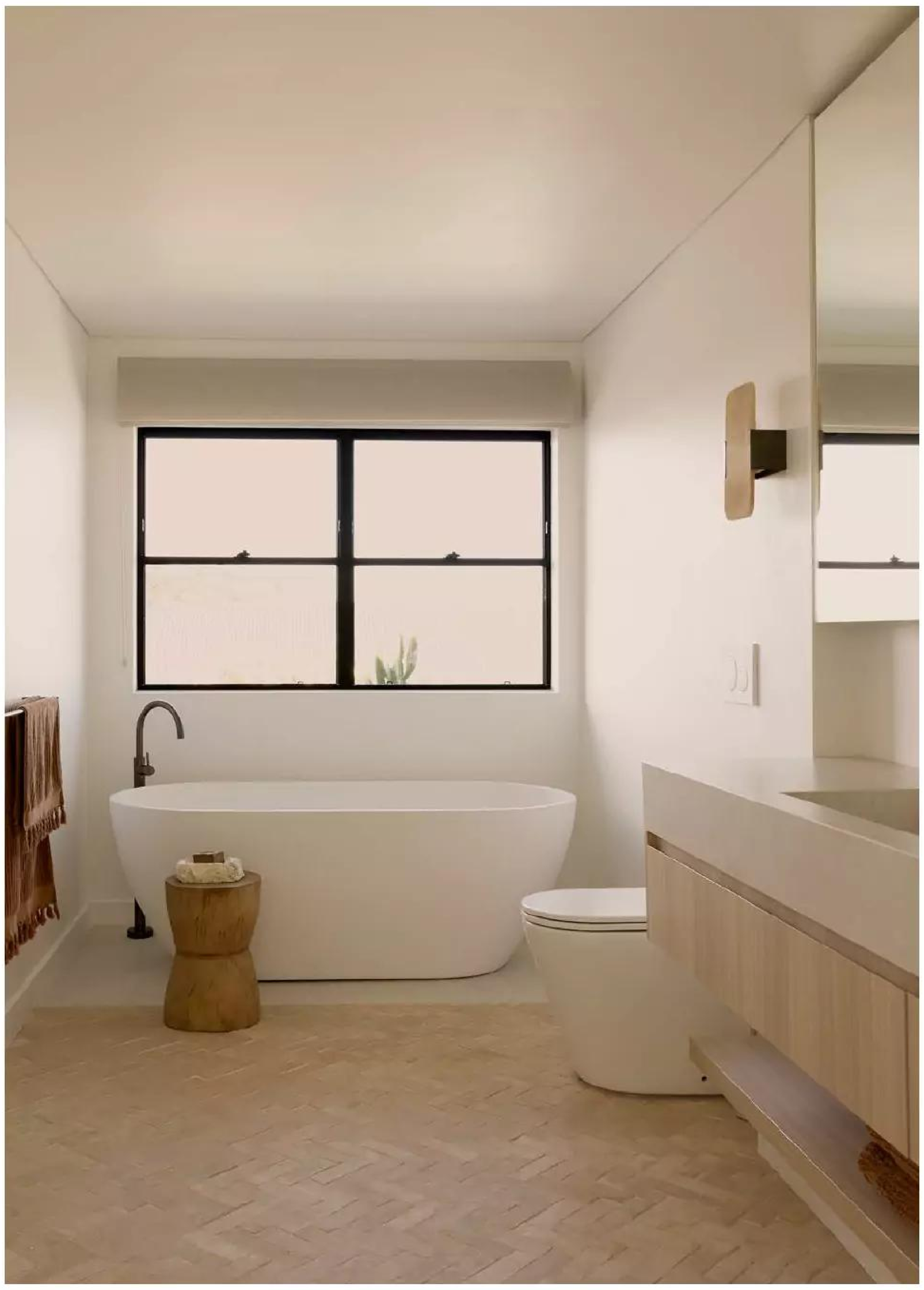


## 5

# wonder wall

## The *sympathetic revamp* of this mid-century home *plays homage to its past* while ensuring its *future longevity*

KIRSTEN AND GREG WERE ENCHANTED when they first saw this house in 2012. But while the heritage-listed property in south-east Melbourne was structurally sound, the peach and blue colour scheme from the 1980s dated the home. In 2019, the couple reached out to Nicola Dovey of Drawing Room Architecture, focused on giving every aspect of the home's renewal careful consideration. "It's so important to do your research with a mid-century house," says Kirsten. "We were speaking to Nicola for a long time before we progressed – about three years from the initial contact until we commissioned the designs." Kirsten and Greg's wishlist was well-defined from the outset: "A more thoughtful use of space, better 'flow', warmth, a bit of colour, hardwearing materials, lots of storage, more bench space – we really like to cook – and an informal space for the kids to study and still be connected to everyone," says Kirsten. When it came to the bold colour and tactile materials palette, Nicola took inspiration from the past while looking to practicality for the future. "We presented materials that referenced the earlier mid-century elements – laminate, stainless steel, linear wall linings and timber detailing – as well as colours popular in mid-century design like oranges and mid-blues," she says. The project was brought to life over a five-month period, with every element carefully priced to ensure the renovation stayed within the couple's $260,000 budget. Most of the furniture was either long-cherished collectables owned by the family, savvy Facebook Marketplace finds or original to the heritage home. As Kirsten explains, "Good design doesn't need to break the bank."

Words **Jackie Brygel** Styling **Belle Hemming** Photography **Marnie Hawson**

*Aware that their heritage-listed, mid-century home had great potential, owners Kirsten and Greg left the exterior largely untouched, and the garden was gradually updated to complement it.* >

*Actual paint colours may vary on application.*

*A hallway leads to a landing space decorated with a scenic artwork and curtains in Riverbend fabric from Ink & Spindle. Mid-century finishes are seen throughout, from the original red brickwork, to the walnut timber ceiling beams and staircase banisters, and walls in Dulux Orangeade (opposite). >*

> “The brickwork and *use of timber* throughout the house made it *very special* and unusual”

*There are two living areas. This space has the original brickwork as a focal point and is "a quiet retreat" according to homeowner Kirsten. The tan leather butterfly chair is from Big Chair Living in Mornington, Victoria, and provides a cosy spot to relax.* >

## FLOOR PLAN

WC
BATH
MAIN BED
LIVING
DINING
ENTRY
BED
BED
L'DRY
ENS
P'TRY
KITCHEN
DINING
LIVING

*A shapely trio of Muuto 'Grain' pendant lights from Huset cast a warm glow over the cantilevered kitchen island in Caesarstone Raw Concrete and Moroccan Clay laminate from Laminex. >*

2012
HOME PURCHASED

2019
HOMEOWNERS MET
WITH DRAWING ROOM
ARCHITECTURE

AUG 2021
FINAL BRIEF GIVEN

NOV 2021
MEASURE UP ON SITE

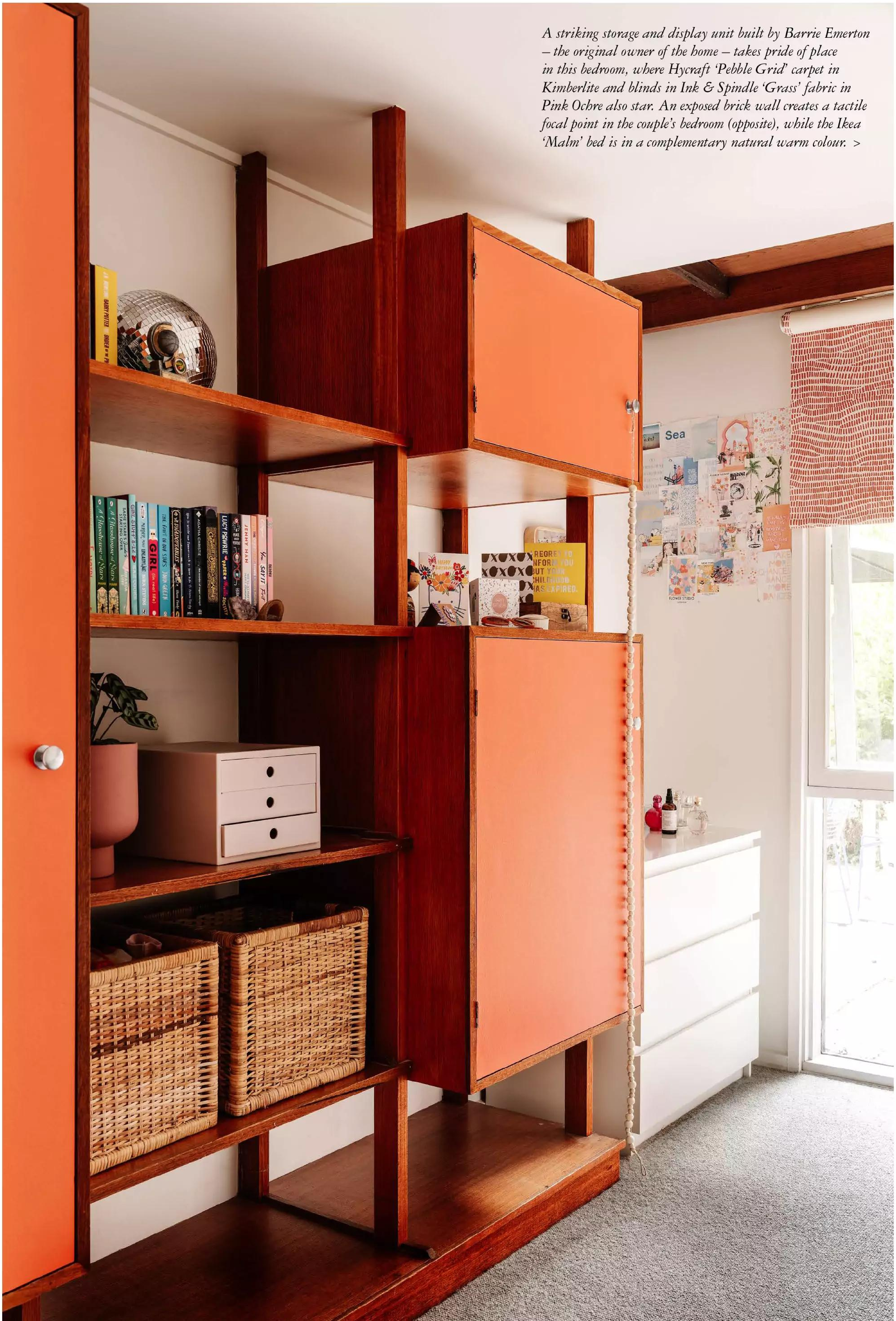
JUL-DEC 2022
DESIGN AND MATERIAL
SELECTION FINALISED

DEC 2022
BUILDER APPOINTED

JAN 2023
COMMENCEMENT
OF WORKS

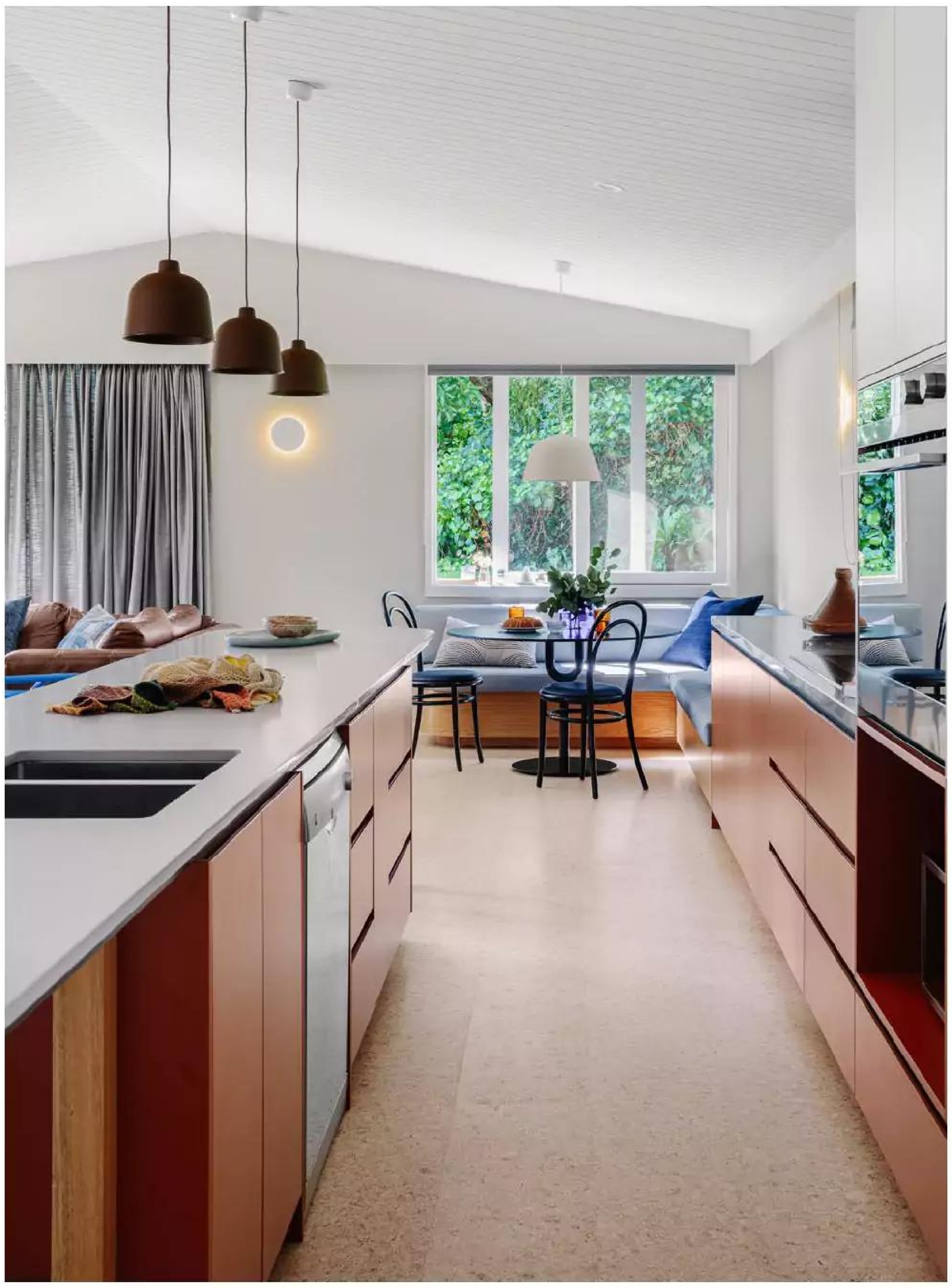
MAY 2023
RENOVATION
COMPLETED

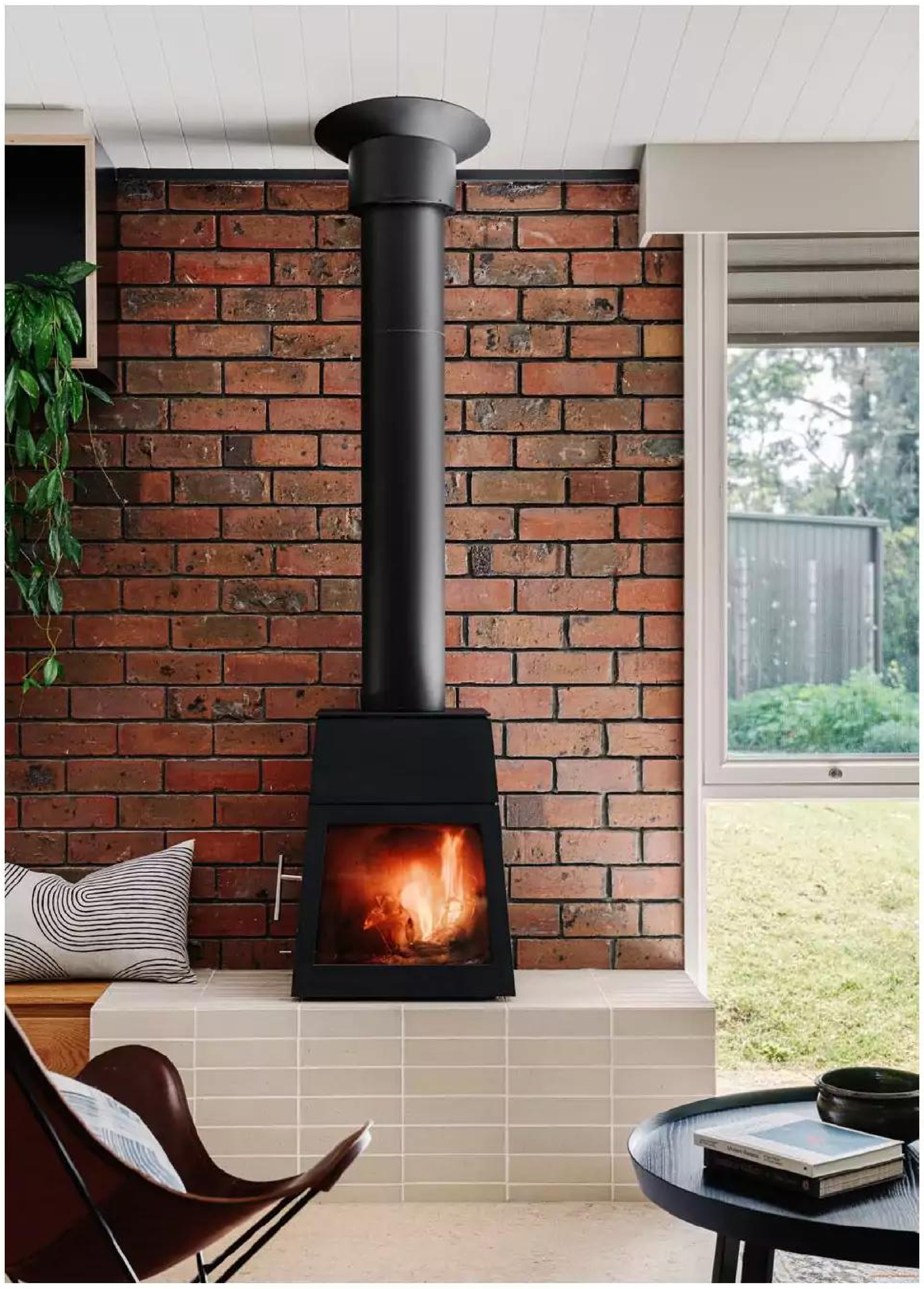
*Dowel Jones 'Half Hurdle' high chairs in Blaze Blue make a vivid statement against the terracotta-hued island front. A bookcase in the living area (opposite) is made from the same materials as those used in the nearby kitchen cabinetry – MaxiPlywood Max Film in Blue and Black. >*



*A striking storage and display unit built by Barrie Emerton – the original owner of the home – takes pride of place in this bedroom, where Hycraft 'Pebble Grid' carpet in Kimberlite and blinds in Ink & Spindle 'Grass' fabric in Pink Ochre also star. An exposed brick wall creates a tactile focal point in the couple's bedroom (opposite), while the Ikea 'Malm' bed is in a complementary natural warm colour.* >

*The main entry at the front of the home opens directly to a dining space, which doubles as a study area. Parker table from Facebook Marketplace, Dowel Jones 'Half Hurdle' chairs and a sideboard unit designed by Nicola Dovey.*





# 3

## finer details

**KITCHEN/DINING** The ageing floor tiles were replaced with sustainable ReadyCork flooring from Premium Floors (top left), selected for its sound-absorbing quality and softness underfoot. **LIVING** A Skantherm 'Shaker' slow-combustion wood heater was installed (top right) to keep the home warm and cosy in winter. **ENTRY** Assorted artworks lean nonchalantly against the walls in the entry (bottom right) where a sideboard by Nicola is the star. **COLOUR PALETTE** Get the look with Laminex 'Moroccan Clay' laminate (1), Austral Bricks 'Park Lane Grosvener' brickwork (2) and MaxiPlywood Max Film accents in Blue (3). >

1

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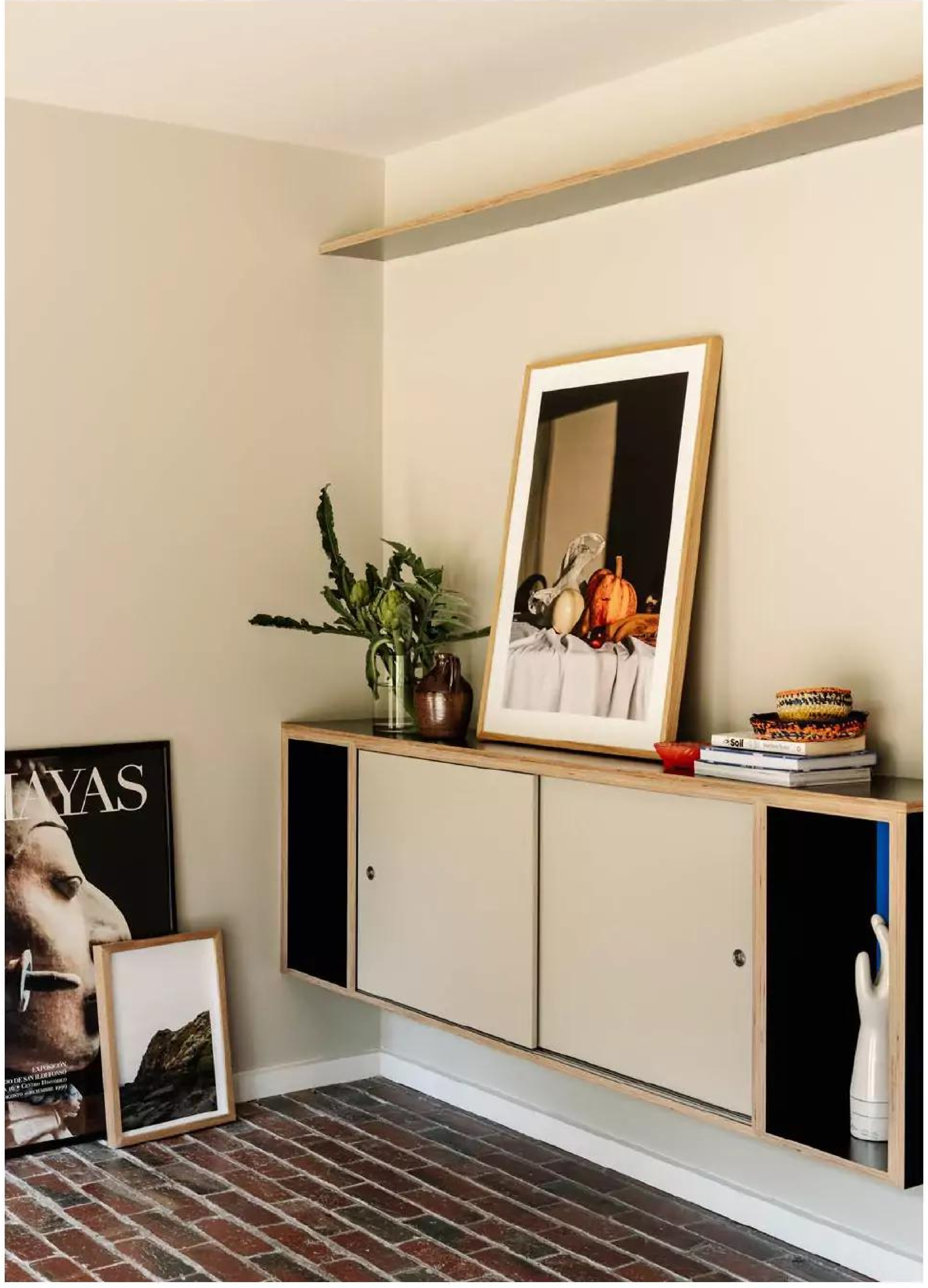


*The garden was revitalised in stages with initial help from a landscaper to re-gravel the driveway, remove old gums and build a dry creek bed.*

## 6

# start afresh

## *A family of five* embarked on *an exciting rebuild* to create a charming Cape Cod-style home *tailored to their needs*

HAVING FACED THE CHALLENGES and expense of an extensive renovation with their previous property, Georgie and Ben were in no hurry to repeat the experience for their next home. “We’d learnt that a small renovation can quickly become a major project,” says Georgie. “Hence, when we toyed with renovating this house, we decided a knockdown rebuild would lead to fewer surprises along the way.” They lived in the original house for a couple of years and had clear ideas of what they wanted from the new build. “The aim was to create a house with our three daughters in mind,” says Georgie, “plus Hamptons style, white weatherboards and with a modern edge.” Alex and Janette Stritt of Stritt Design & Construction devised a plan for a two-storey, five-bedroom family home with an exterior inspired by the original Cape Cod-style home on the property. Inside, a monochrome scheme met the couple’s brief, along with architectural detailing, warming accents of brass and timber and a stunning reclaimed sandstone fireplace in the open-plan living room. A generous kitchen with a large cooking zone, expansive island and butler’s pantry creates an ideal entertainers’ area, while the adjacent outdoor living area, accessed via stacking doors, opens up to the pretty garden, lawn and pool. A guest house in the backyard is a home away from home for Ben’s parents when they visit from South Australia. “The flow of the house is really nice,” says Georgie, “and the high ceilings and light throughout create a sense of space and airiness. The house feels like it was made for our family, which is very special.”

Words **Jane Parbury** Styling **Lucy Gough** Photography **Simon Whitbread**

*After living in their home for a few years, Georgie and Ben decided it was time for a fresh start. "We didn't want it to look too much like a new build, so that's why we chose the weatherboard. That adds warmth and character," says Georgie of the facade painted Dulux Snowy Mountains Quarter. Southern Cross Ceramics 'Peppa' porch tiles in Astor Black Ash and a Dulux Black front door pep up the entry. >*

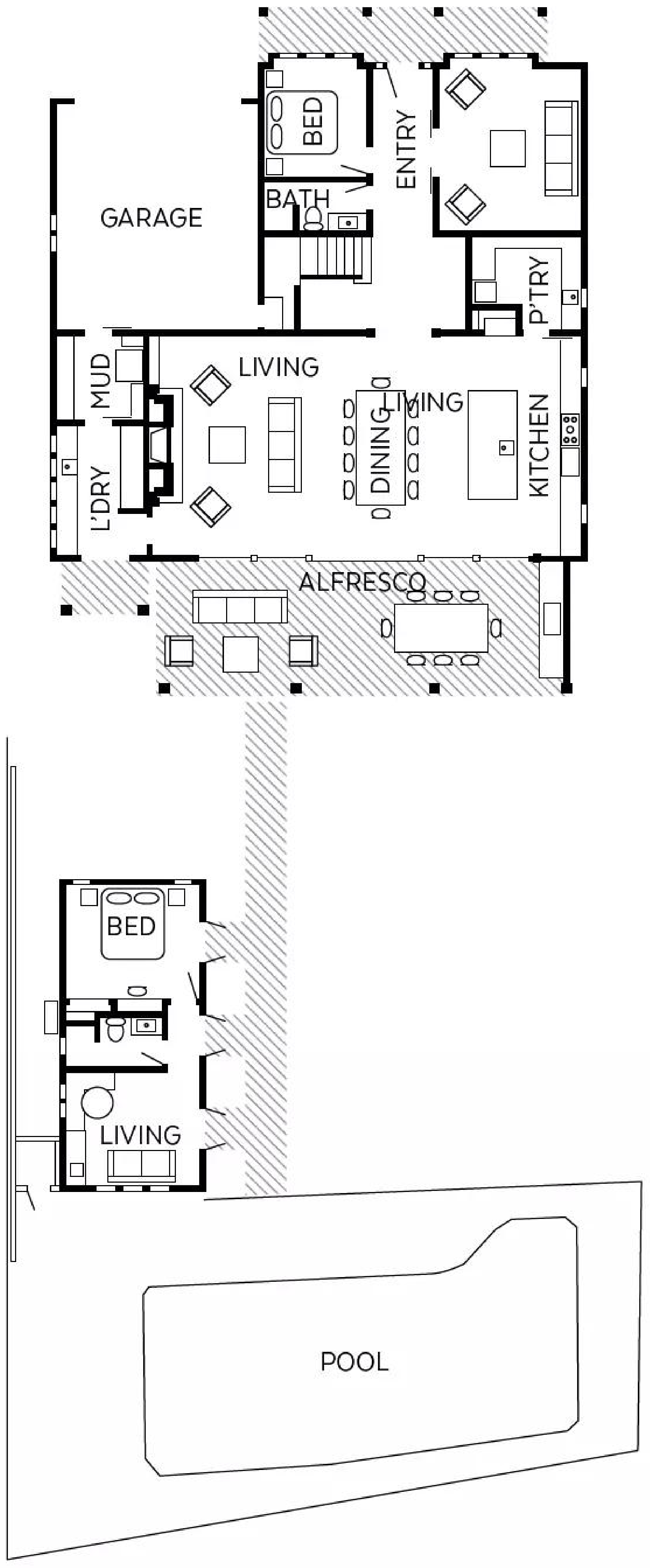
*Actual paint colours may vary on application.*

> “*It’s lovely* to cook in *the kitchen* because we get to *look out at the garden*, and I love that”

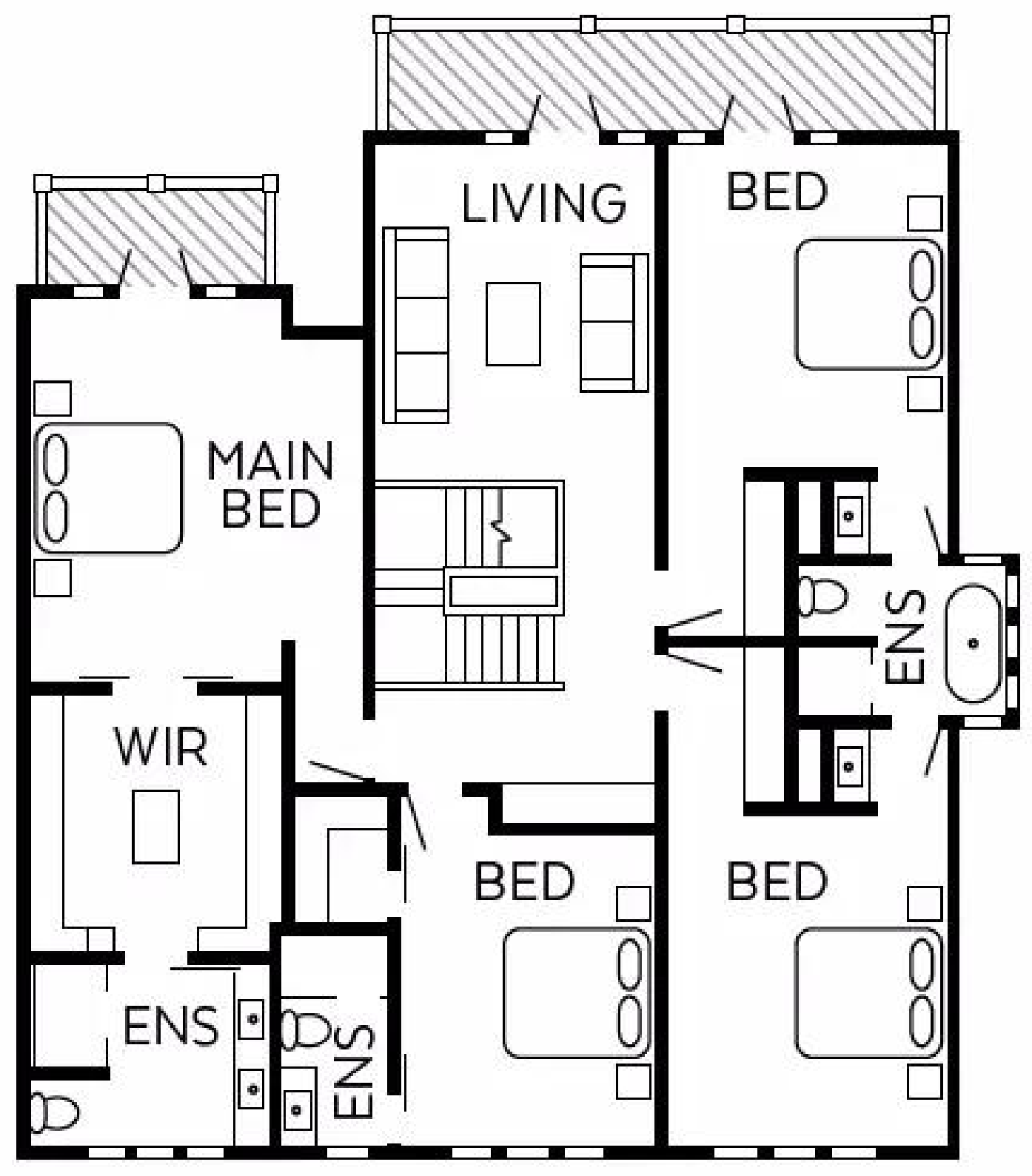
*Between the kitchen and living zones, the central dining section is defined architecturally by a tray ceiling. "The recessed ceiling and beam sections help to break up the long linear room," explains Janette. An Ian K Fowler 'Presidio' large linear lantern from The Montauk Lighting Co suits the proportions of the American oak dining table, bought online, and replica wishbone chairs.* >

## FLOOR PLAN

### GROUND FLOOR


BED
ENTRY
BATH
GARAGE
P'TRY
MUD
LIVING
LIVING
DINING
KITCHEN
L'DRY
ALFRESCO
BED
LIVING
POOL

### FIRST FLOOR


LIVING
BED
MAIN BED
ENS
WIR
BED
BED
ENS
ENS

*Both Georgie and Ben love to cook, so chose two Fisher & Paykel ovens from Winnings, one with an induction cooktop and the other with gas. "We designed one large plaster hood, which adds to the impression that it's one extra-large cooker," says Janette. A petite watercolour from The Powder Works and a blue Mud Australia 'Nest' bowl adorn the Talostone countertop in Superwhite Matt. Hints of gold present in the Hepburn Hardware cabinet knobs and handles, and Kelly Wearstler 'Precision' pendants from The Montauk Lighting Co (opposite).* >

*With both shelving and walls painted in Dulux Lexicon Quarter blending quietly together, the fireplace becomes the star of the comfortable living zone. Built by Scapes & Stone, it makes use of salvaged sandstone and a reclaimed marine pier for the timber mantel, which displays the artwork 'Blue and white hydrangea posie' by Sarah McDonald. The shelves display blue and white pieces from Orient House and 'Eden' baskets from French Knot. Oak floorboards in Smoked Brown from Flooring Zone run the length of the open-plan room. >*

*An eye-catching floor of tumbled Carrara and Nero Marquina marble chequerboard tiles from Teranova graces the light-filled laundry. The hard-working room continues the monochrome scheme with a Caesarstone benchtop in Noble Grey. Each family member has their own dedicated space in the neat mudroom (opposite). The joinery is painted Porter's Paints Dusty Mule with 'Iron Hare' coat hooks from Yester Home UK providing hanging space.* >

*In the couple's bedroom, Bremworth 'Samurai' carpet in Kawa warms the toes on cool mornings. The Hudson Furniture 'Marseille' bedhead teams with the 'Chateau' linen bedcover from In The Sac, and the armchair was a lovely find at an Adelaide antiques store. The powder room (opposite) is clad in dramatic 'Trees' wallpaper in Deep Petrol by UK illustrator Katie Scott, from Ferm Living.* >

> "We had a *great rapport* with Janette and Alex. It was *always really easy* working with them"

*The one-bed guest house is like a mini-me version of the main home, finished in the same materials and hues with one exception: pretty French-style shutters in a custom colour. Plantings of buxus, lavender and rosemary look charming surrounding the little building in the backyard. >*

## BUILDING TIMELINE

HOME PURCHASED

JULY 2019
STRITT DESIGN
& CONSTRUCTION
ENGAGED

OCTOBER 2020
HOUSE PLANS
SUBMITTED TO
PRIVATE CERTIFIER

DECEMBER 2020
PLANS APPROVED

MARCH 2021
BUILDING BEGAN

MARCH 2022
GUEST HOUSE
PLANS STARTED

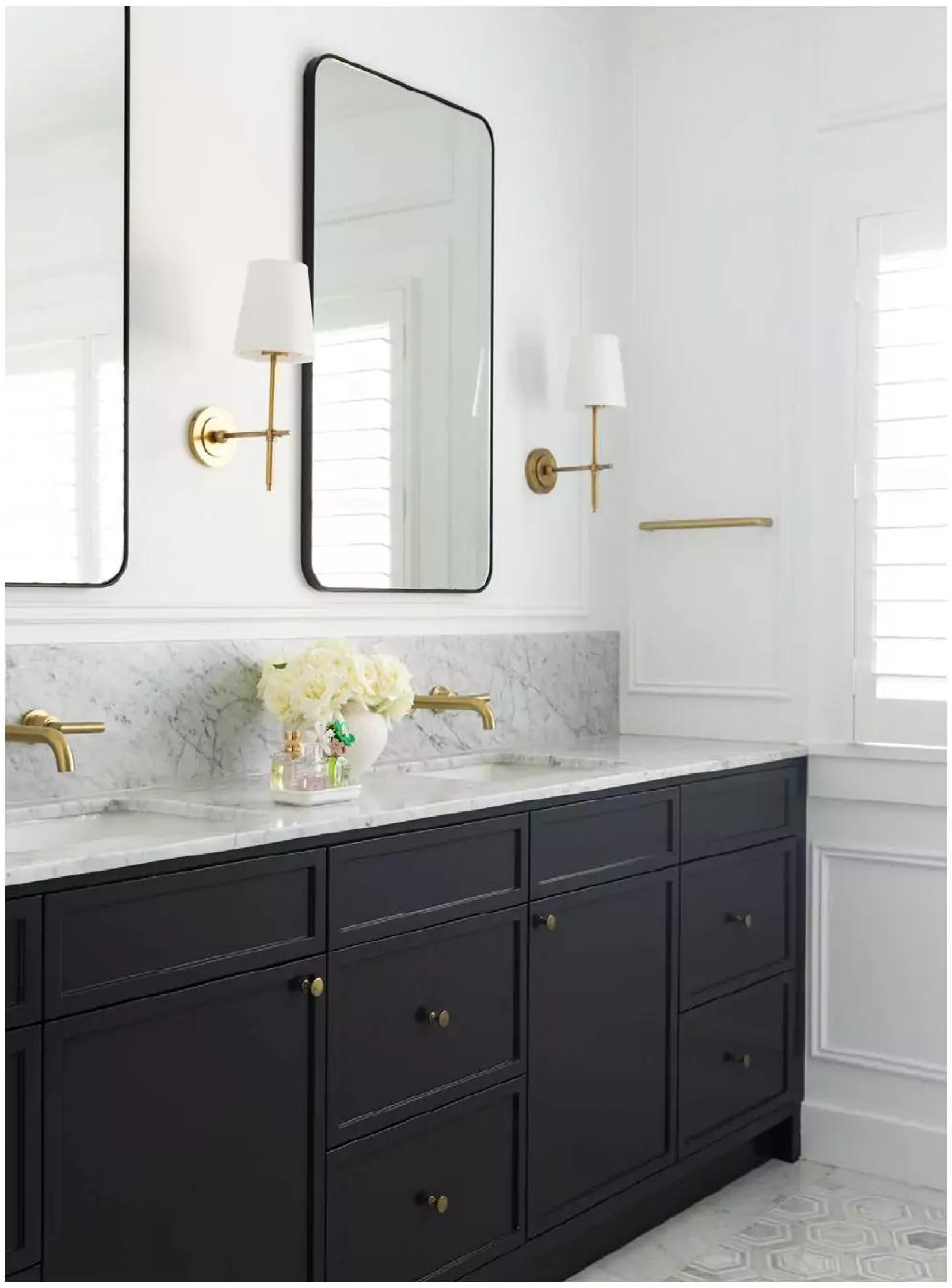
MAY 2022
GUEST HOUSE PLANS
SUBMITTED TO CERTIFIER

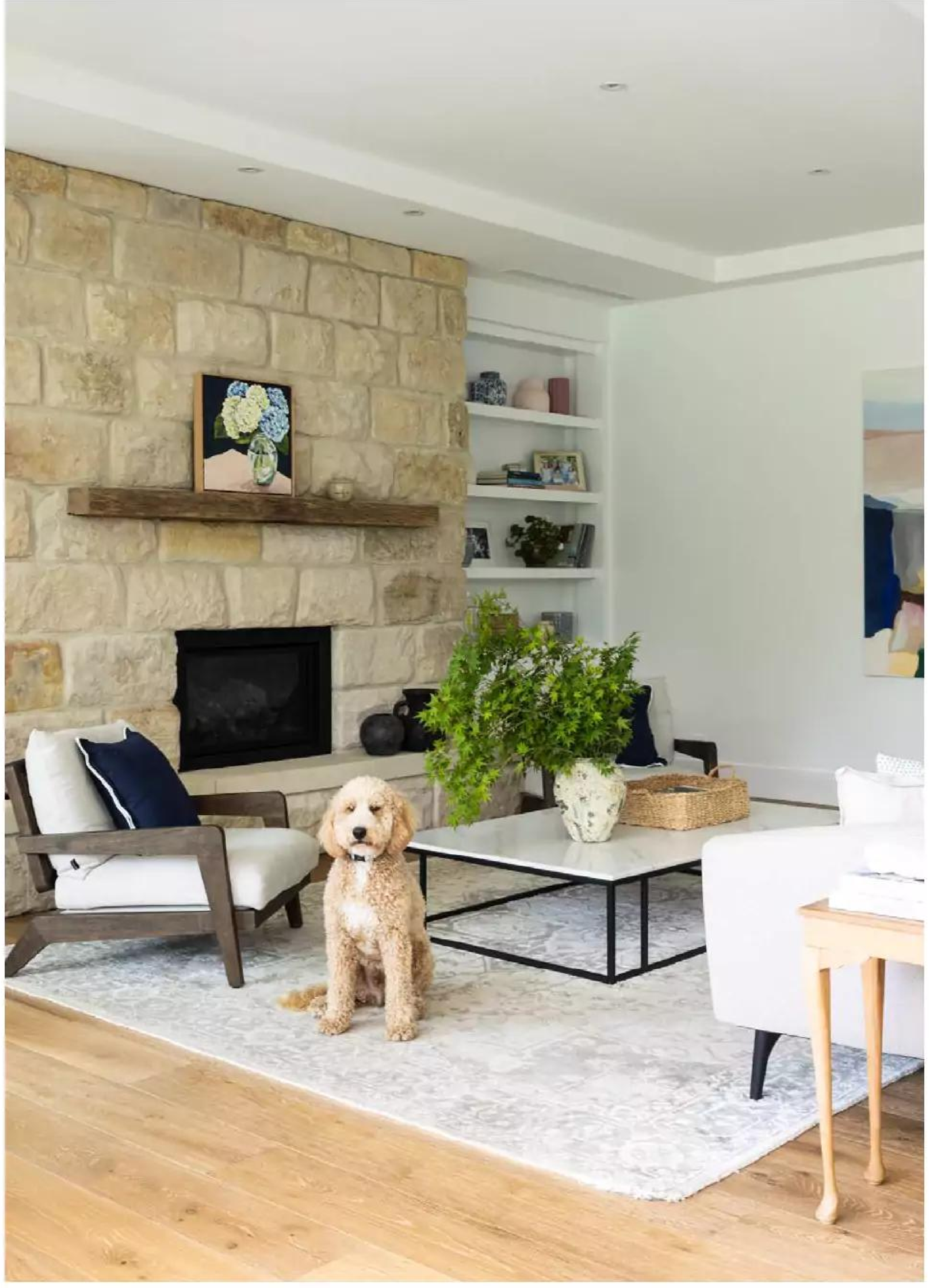
JUNE 2022
GUEST HOUSE PLANS
APPROVED AND
BUILDING BEGAN

OCTOBER 2022
LANDSCAPING BEGAN

NOVEMBER 2022
BUILDING COMPLETED

*A sandstone block half-wall introduces texture to the outdoor zone, which features a BeefEater 'Signature ProLine' barbecue, an under-cupboard Whispair extractor and a comfy Lavita Outdoor furniture suite with cushions from Walter G.*

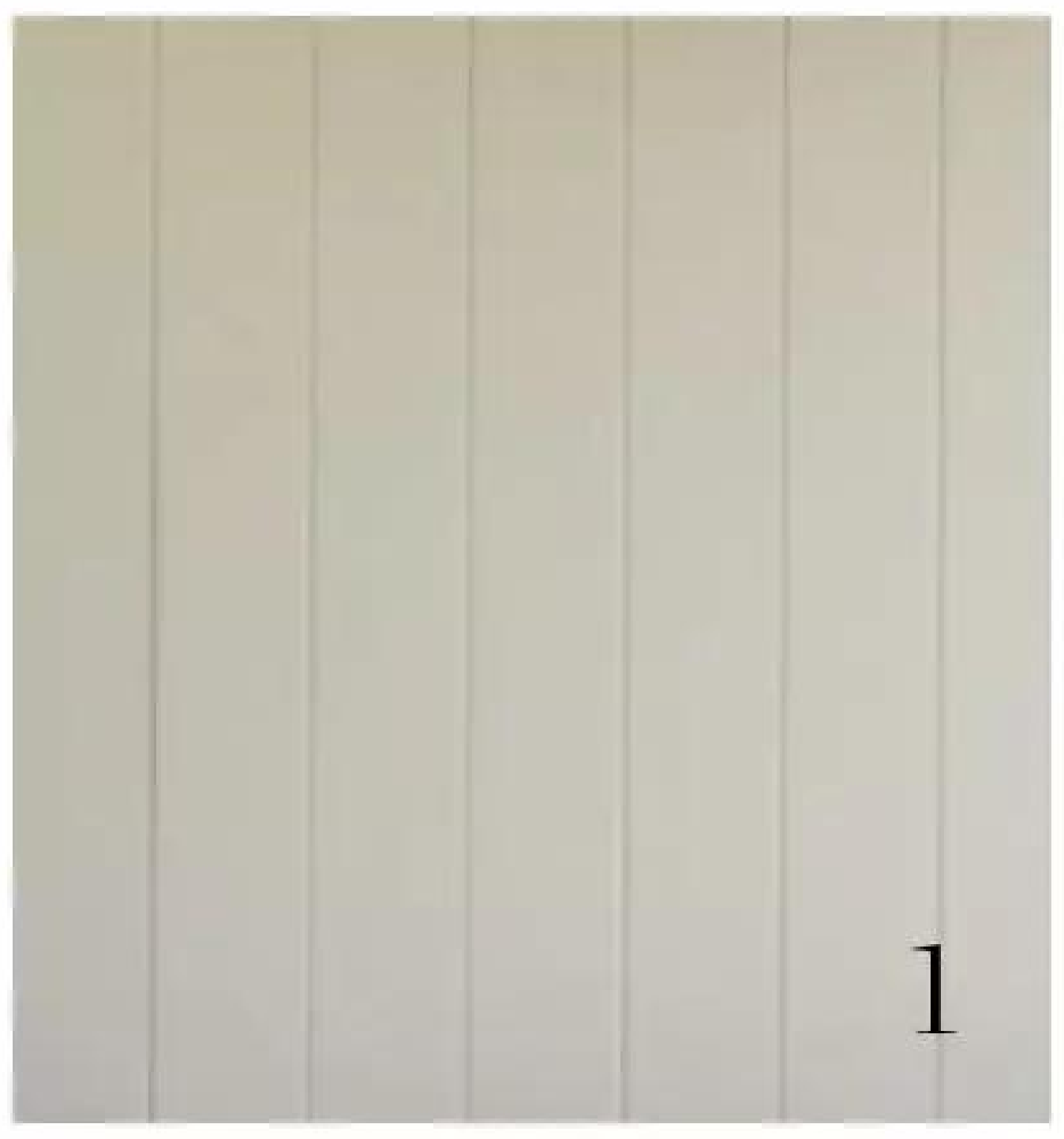




## 3

## finer details

**ENSUITE** Brodware 'City Plus' tapware in Brushed Nordic Brass PVD from Just Bathroomware adds lustre to the vanity (top left). **LIVING** Walter the Mini Groodle sits in among the sofa, armchairs, rug and coffee table, all sourced from Coco Republic (top right). **POOL** The pool is the only element that remains from the original site, but has been reshaped and resurfaced with new tiles (bottom right). **COLOUR PALETTE** Get the look with Dulux Lexicon Quarter paint (1), Banded Rockface sandstone cladding (2) from Aussietecture and 'Trees' wallpaper in Petrol by Katie Scott (3) from Ferm Living.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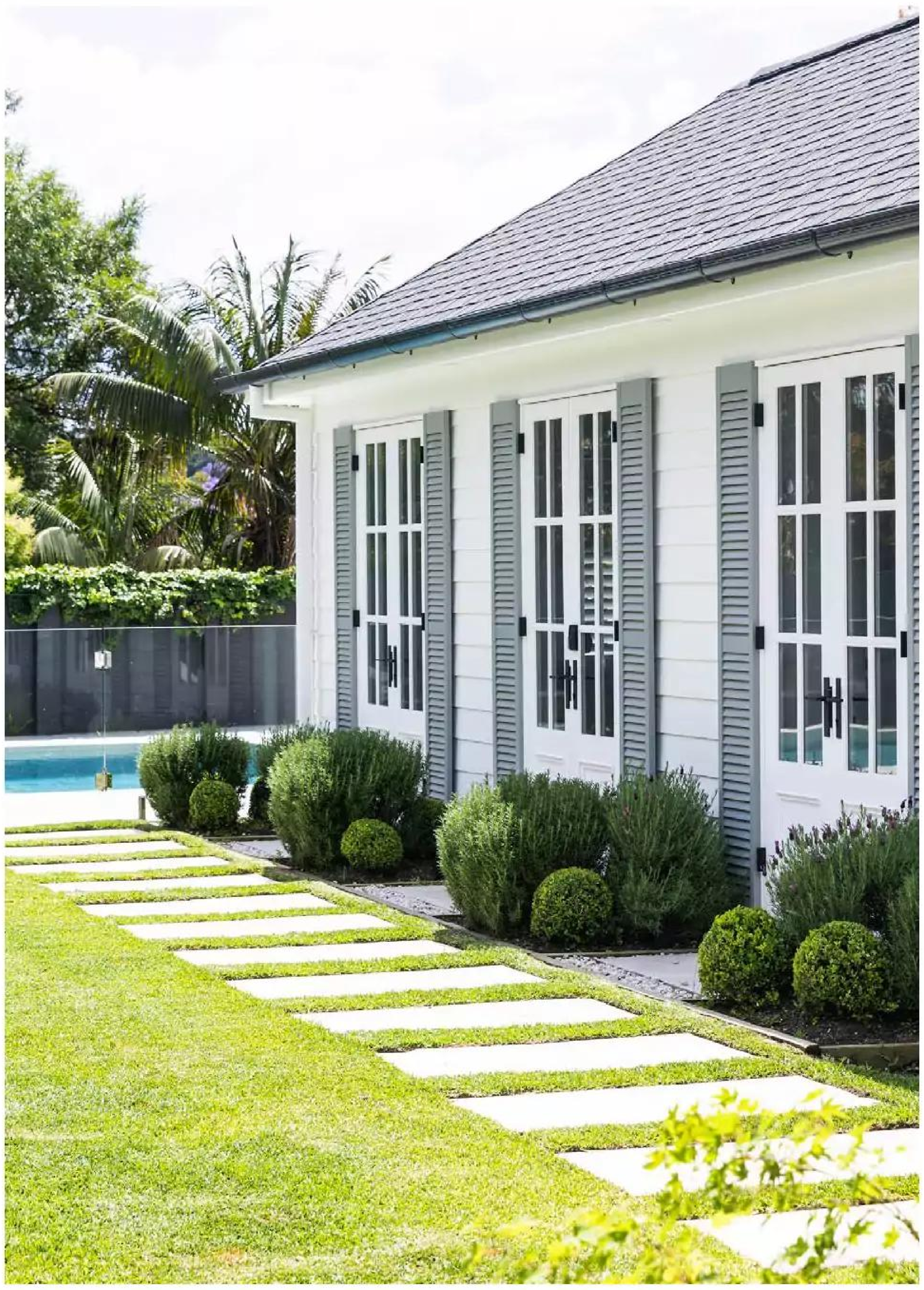


## 7

# room to grow

### *Small tweaks* to the floor plan and *hardworking storage solutions* increase the *liveability and value* of this family home

TIMING WAS EVERYTHING when Casey and Andre discovered this three-storey townhouse in Sydney's eastern suburbs not long before the birth of their second child. The house had all the ingredients to become a forever home, but first they had to fix the dated decor and poor layout of small, dark rooms. Being a townhouse in a larger complex, rebuilding wasn't an option. "Renovating allowed us to remain in harmony with the surrounding homes and respect the heritage of the area while modernising it for family life," says Casey. The couple worked closely with Pamment Projects to ensure their plans adhered to the appropriate strata by-laws and council requirements before engaging interior designer Stephanie Chu to elevate the interiors. In liaison with RODA Architects, Stephanie recommended some key structural changes, including widening and lengthening wall openings between the living, dining and kitchen, and relocating the laundry to the lower ground floor to make room for a new guest room and powder room. Decorative trims throughout add an extra layer of dressing and sophistication, while curved elements in the arched openings, walls, benchtops and joinery bring fluidity and grace. Joinery maximises storage while also elevating the overall aesthetic, including bookshelves to display personal objects and sliding doors to conceal the TV. Casey lists the new timber floors, stone benchtops, internal French doors and sense of light as some of her favourite inclusions. "It's incredible how significant an impact a renovation can have on your mood. It's a considerable upgrade from the dark starting point," she says.

Words **Stephanie Hope** Photography **Adam Amin**

*A large opening was created between the dining area and entry, with an arch detail that is repeated throughout the home. A 'Bobbin' oak console from Florabelle Living (try Living Styles) holds a vase from Parterre, with Robert Gordon ceramic 'Oyster' sconces adorning the walls. The custom front door from Nicco Timber Windows and Doors is painted Benjamin Moore Smoke.* >

*Actual paint colours may vary on application*

“The *promise of light* from both *the front and back* courtyard showed us this home had *real potential*”

*When Casey and Andre moved into this home in the eastern suburbs of Sydney with their family, it offered them the ideal abode. "The house was liveable and 'upgradeable', presenting an opportunity for us to buy well and enhance the space according to our tastes," says Casey. Throughout, Grand Oak 'Noble' floors in Balinese Oak from Australian Select Timbers are laid in a herringbone pattern.* >

## BUILDING TIMELINE

APRIL 2023
HOME PURCHASED

JUNE 2023
PLANS SUBMITTED

OCTOBER 2023
DA APPROVAL OBTAINED

MARCH 2024
INTERIOR DESIGNER ENGAGED

JUNE 2024
CONSTRUCTION BEGAN

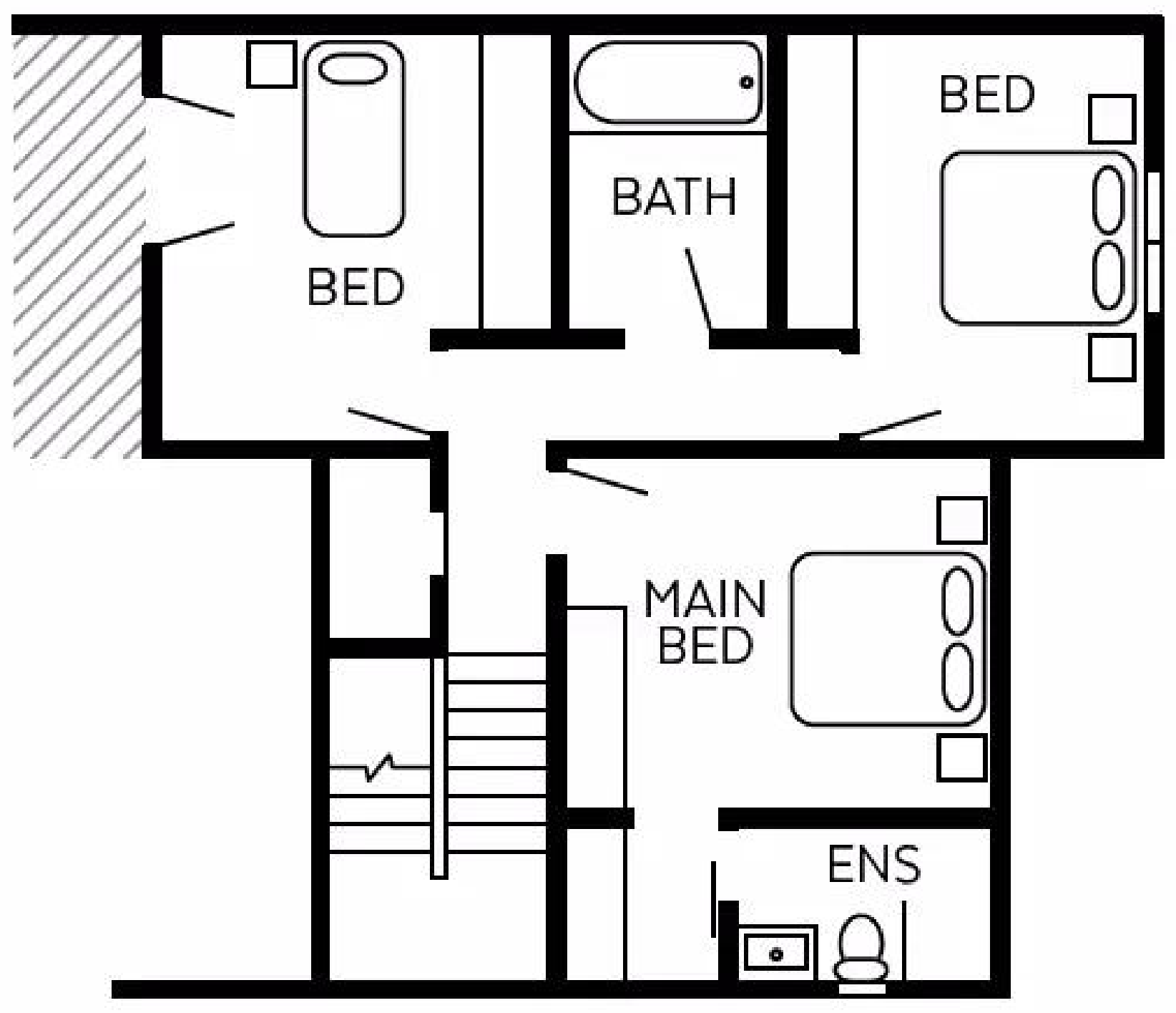
SEPTEMBER 2024
PROJECT COMPLETED

RICHARD FLANAGAN

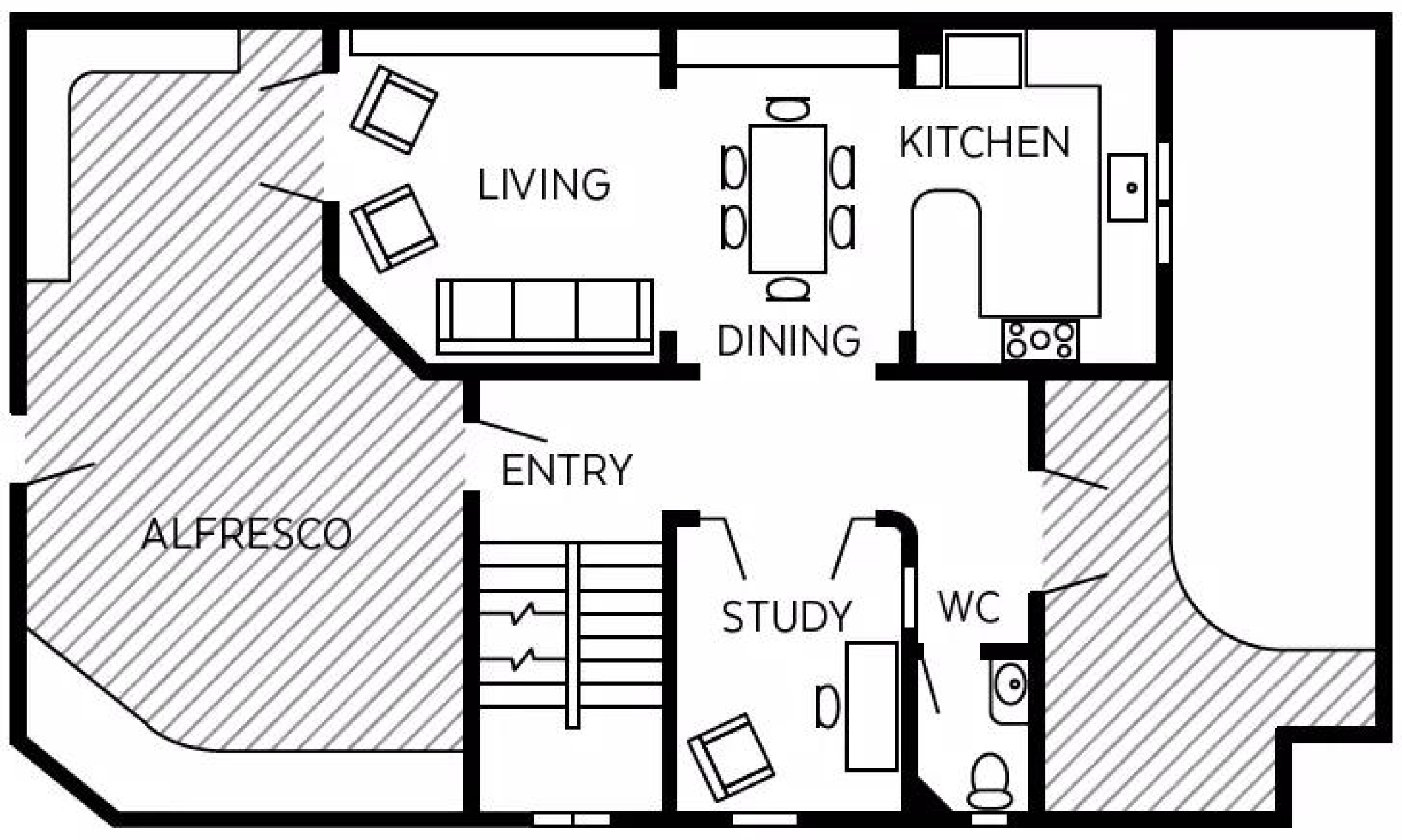
*In the living room, natural textures and printed fabrics play to Casey's desired New England aesthetic. Curtains are made in Anna Spiro 'Izmir' fabric in Ivory by DrapeCo, while a Diane Bergeron 'Madeleine Slipper' chair from Arthur G (opposite) has been upholstered in Peter Dunham 'Samarkand' fabric. The Pottery Barn rug ties it all together.* >

## FLOOR PLAN

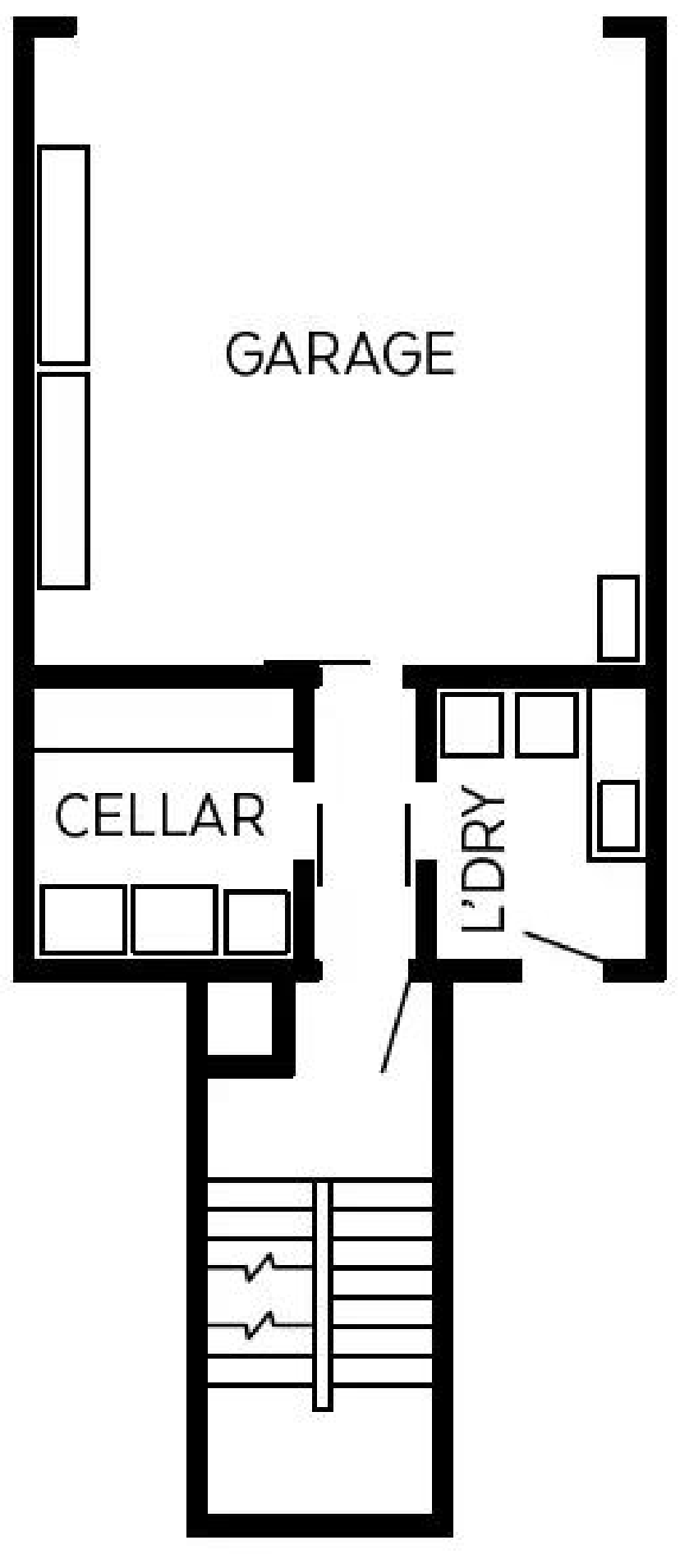
### FIRST FLOOR


BED
BATH
BED
MAIN BED
ENS

### GROUND FLOOR


LIVING
KITCHEN
DINING
ENTRY
ALFRESCO
STUDY
WC

### LOWER GROUND FLOOR


GARAGE
CELLAR
L'DRY

*Stephanie selected classic fixtures and finishes for the kitchen, including Talostone Arabescato Borghini stone for the splashback and benchtops, Noble Elements hardware in Satin Nickel and a stainless steel Smeg 'Portofino' stove. Meanwhile, hardworking storage ensures everything stays calm and clutter-free.* >

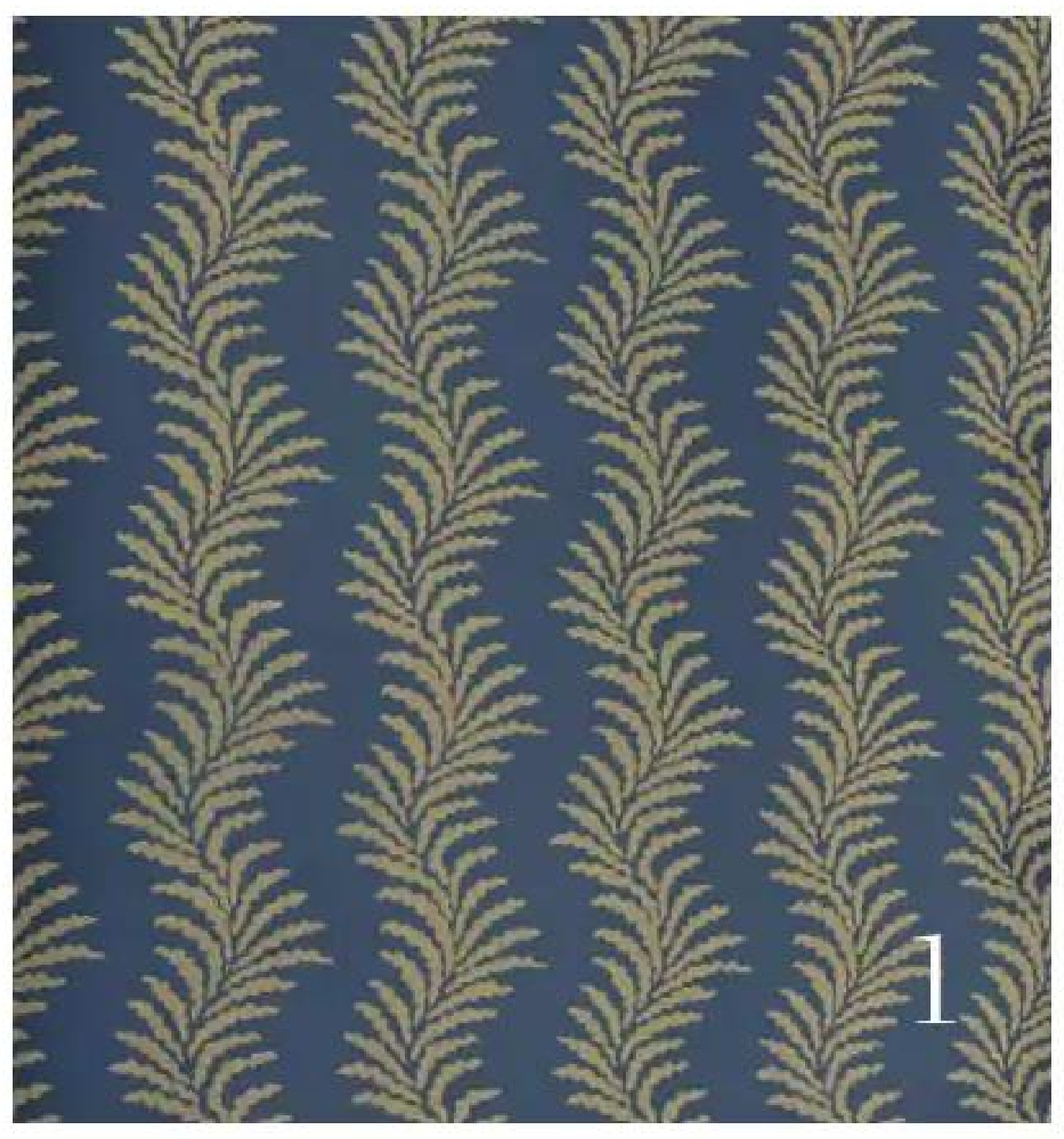
smeg

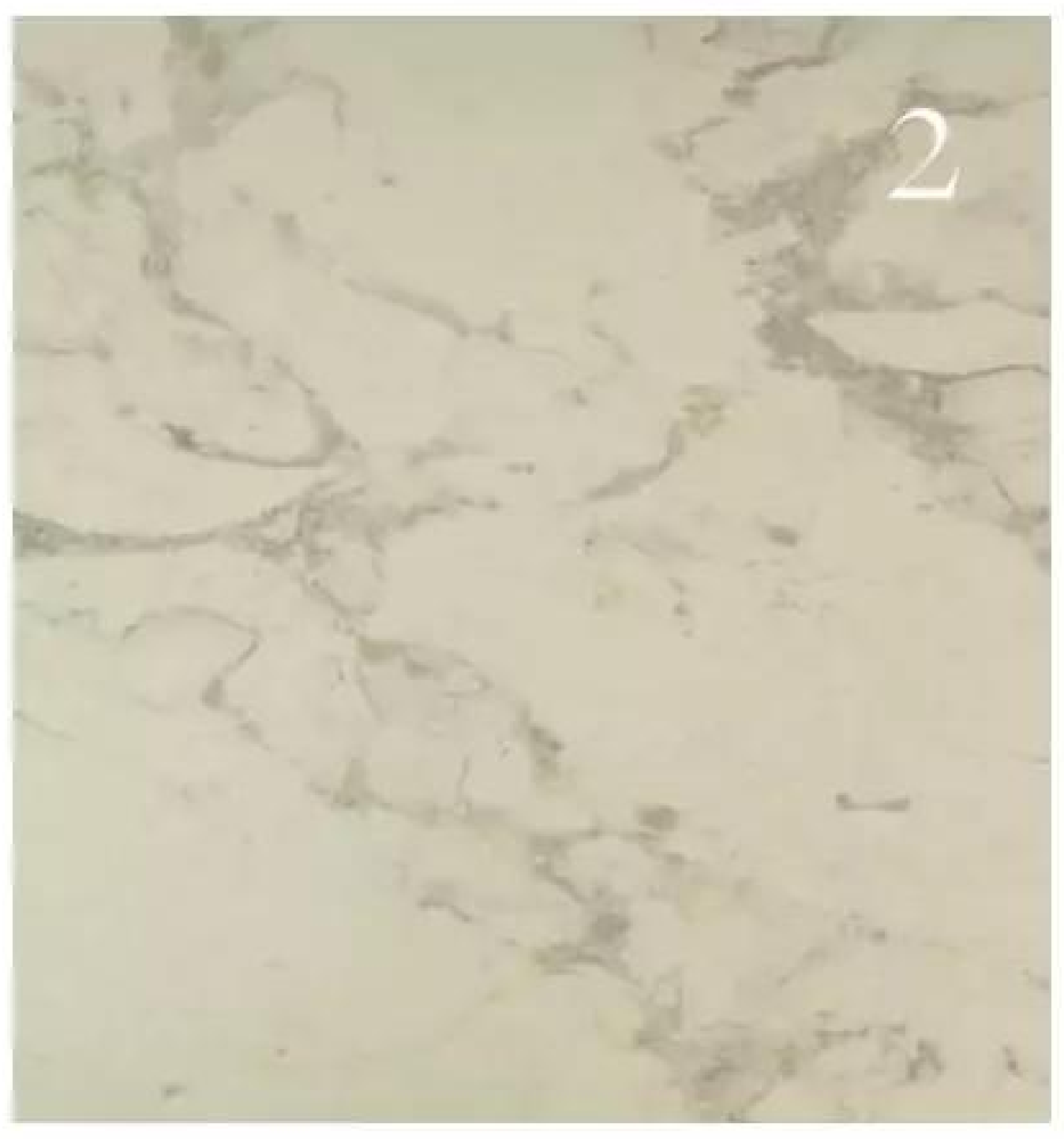
*Curved walls and classic architectural elements bring a sense of elegance and grandeur to the home. Outside the powder room, a chair that's been in Casey's family for generations and framed photos of her Duxbury, Massachusetts, hometown fill a corner.*

## 3

## finer details

**KITCHEN** Vertical dividers in the upper cabinetry (top left) provide a spot for storing platters, while a tall cupboard is designed for charging the Dyson vacuum cleaner. **POWDER ROOM** A striking blue wallpaper is a feature of this new space (top right), along with the Rachel Donath 'Hail' mirror. **LIVING** Custom joinery by 10x Joinery Solutions includes open shelving (bottom right) for keepsakes and sliding doors to conceal the TV when not in use. **COLOUR PALETTE** Get the look with Soane Britain 'Scrolling Fern Silhouette' wallpaper (1), Talostone Arabescato Borghini stone (2) and Anna Spiro 'Izmir' fabric in Ivory (3).





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